

STATE OF MAINE
CUMBERLAND, SS.

SUPREME JUDICIAL COURT
SITTING AS THE LAW COURT
LAW DOCKET NO. YOR-19-327

IN RE: THE ESTATE OF CLAUDETTE SHELTRA
ON APPEAL FROM YORK COUNTY PROBATE COURT

APPENDIX
VOLUME I

ATTORNEY FOR APPELLANT, JANET SHELTRA
VANESSA A. BARTLETT, ESQ./MAINE BAR NO. 8873
PO BOX 162, PORTLAND, ME 04112-0162
(207) 553-3966

RECEIVED

JAN 14 2020

Clerk's Office
Maine Supreme Judicial Court

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PROBATE DOCKET - York COUNTY IN THE STATE OF MAINE**2/9/2015****DATE OF FILING****Informal Testate****2015-0128****Docket Number****THE ESTATE OF Claudette Sheltra****THE ESTATE OF Claudette Sheltra****DATE OF DEATH: 1/7/2015****LATE OF Biddeford ME**

D. Kelley Young Esq. (AT)
 for Paul E. Sheltra
 P.O. Box 9711, 511 Congress Street
 Portland, ME 04104-5011
 (207)780-6789

F. Jay Meyer Esq. (AT)
 for Paul E. Sheltra
 511 Congress Street, Suite 700
 P.O. Box 9711
 Portland, ME 04104-5011
 (207)780-6789

Andrews B. Campbell, Esq. (AT)
 for Janet Sheltra
 P.O. Box 119
 919 Ridge Road
 Bowdoinham, ME 04008
 (207)666-5601

Vanessa A. Bartlett Esq. (AT)
 for Janet Sheltra
 PO Box 162
 80 Exchange St, 4th Floor
 Portland, ME 04112-0162
 (207)553-3966

Janet Sheltra (PET)
 P.O. Box 426
 Biddeford, ME 04005
 (818)679-0324

Paul E. Sheltra (PR)
 32 May Street
 Biddeford, ME 04005
 (207)590-3110

DATE	DOCKET ENTRIES
02/09/2015	Application for Informal Probate of Will and Appointment of Personal Representative under a Will filed
02/09/2015	Acceptance of Appointment of Personal Representative filed
02/09/2015	Certificate of Value received and examined
02/20/2015	Last Will and Testament filed on February 11, 2015
02/20/2015	Certified Copy of Death Certificate filed on February 11, 2015 and returned to D. Kelley Young, Esq.
02/20/2015	Findings by the Deputy Register: Will admitted to probate Paul E. Sheltra appointed Personal Representative
02/20/2015	Notice to Personal Representative Re: Appointment issued

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PROBATE DOCKET - York COUNTY IN THE STATE OF MAINE

2/9/2015

2015-0128

DATE OF FILING

Informal Testate

Docket Number

THE ESTATE OF Claudette Sheltra

02/20/2015	Letters of Authority of Personal Representative issued
02/23/2015	Notice mailed to all interested persons (affidavit filed)
03/10/2015	Notice to Creditors sent by email to Journal Tribune for publication; first publication date is March 16, 2015
03/20/2015	Certificate and Abstract recorded in the York County Registry of Deeds
05/15/2015	Service Proved--Affidavit of Service filed (RE: Publication)
01/26/2018	(1) Petition for Removal of Personal Representative filed on January 25, 2018 by Janet Sheltra
01/26/2018	(2) Petition for Formal Probate of Will and Appointment of Personal Representative filed on January 25, 2018 by Janet Sheltra
01/26/2018	(2) Last Will and Testament with Separate List filed on January 25, 2018 (May 6, 2004)
01/26/2018	(2) Acceptance of Appointment of Personal Representative filed on January 25, 2018
01/26/2018	(2) Certificate of Value received and examined on January 25, 2018
01/26/2018	(1) General Notice of Beginning of a Formal Probate Proceeding issued for service by certified mail, return receipt requested, restricted delivery on all interested persons (affidavit filed)
02/06/2018	(2) Probate Notice, consolidated form, sent by email to Journal Tribune for publication; first publication date is February 9, 2018
02/08/2018	(2) Hearing scheduled (3/16/2018 at 2:00 PM)
02/08/2018	(2) General Notice of Beginning of a Formal Probate Proceeding with Hearing Date issued for service by certified mail, return receipt requested, restricted delivery on all interested persons (affidavit filed)
02/13/2018	(1) Paul Sheltra's Reply and Objection to Janet Sheltra's Petition for Removal of Personal Representative filed
02/13/2018	(2) Paul Sheltra's Reply and Objection to Janet Sheltra's Petition for Formal Probate of Will and Appointment of Personal Representative filed
02/22/2018	(2) Service Proved--Affidavit of Service filed (RE: Probate Publication)
02/23/2018	(1) Affidavit of Service filed (Stephan Boutot, Andre Boutot and Pierre Boutot)
03/19/2018	(2) Hearing held on March 16, 2018; Petitioner, Janet Sheltra appeared pro se. F. Jay Meyer, Esq. appeared with Respondent, Paul E. Sheltra, Personal Representative. Digitally recorded by Carol J. Lovejoy, Register of Probate.
03/19/2018	(2) Pretrial conference scheduled (4/9/2018 at 8:50 A.M.)
03/19/2018	(2) Notice of hearing mailed to all interested persons (affidavit filed)
03/22/2018	(2) Paul Sheltra's Motion for Summary Judgment on Petition for Admission of Will and Appointment as Personal Representative, with Incorporated Memorandum of Law filed
03/22/2018	(2) Statement of Materials Facts in Support of Motion for Summary Judgment filed
03/22/2018	(2) Affidavit in Support of Motion for Summary Judgment filed
04/04/2018	(3) Petition for Order of Complete Settlement of Estate filed
04/10/2018	(1/2) Hearing held on April 9, 2018; Neal Weinstein, Esq. appeared on behalf of Petitioner, Janet Sheltra. F. Jay Meyer, Esq. appeared with Respondent, Paul E. Sheltra, Personal Representative. Digitally recorded by Carol J. Lovejoy, Register of Probate.
04/10/2018	(1/2) Appearance entered on April 9, 2018 by Neil L. Weinstein, Esq. on behalf of Janet Sheltra
04/10/2018	(1/2) Pre-trial conference scheduled (5/25/2018 at 10:30 AM)
04/10/2018	(2) Notice of Hearing mailed to all interested persons (affidavit filed)
04/11/2018	(1/2) Motion to Withdraw with Certificate of Service filed
04/17/2018	(3) General Notice of Beginning of a Formal Probate Proceeding with Hearing Date issued for service by certified mail, return receipt requested, restricted delivery on Janet Sheltra (affidavit filed)
04/23/2018	(1/2) Personal Representative's Response to Motion to Withdraw filed

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PROBATE DOCKET - York COUNTY IN THE STATE OF MAINE**2/9/2015****DATE OF FILING****Informal Testate****2015-0128****Docket Number****THE ESTATE OF Claudette Sheltra**

05/02/2018	(1/2) Order on Motion to Withdraw entered on April 27, 2018 (Copies sent to Neal L. Weinstein, Esq., D. Kelley Young, Esq. and F. Jay Meyer, Esq.)
05/10/2018	(2) Janet Sheltra's Answer to Motion Summary Judgement and Response to Paul Sheltra's Objection to Janet Sheltra's Petition for Formal Probate of Will and Appointment of Personal Representative filed on May 7, 2018
05/14/2018	(2) Personal Representative's Reply Memorandum in Support of Motion for Summary Judgment filed
05/15/2018	(2) Order on Motion for Summary Judgment entered (Copies sent to D. Kelly Young, Esq., F. Jay Meyer, Esq. and Janet Sheltra)
06/04/2018	(1/3) Hearing held on June 1, 2018; F. Jay Meyer, Esq. appeared with Petitioner/Respondent, Paul E. Sheltra. Respondent/Petitioner, Janet Sheltra appeared Pro se. Digitally recorded by Carol J. Lovejoy, Register of Probate.
06/04/2018	(1/3) Pre-Trial Order entered on June 1, 2018 (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq. and Janet Sheltra)
08/06/2018	(1/3) Motion in Limine filed
08/06/2018	(1/3) Certificate of Service filed
08/14/2018	(1/3) Motion to Compel Mediation filed
08/14/2018	(1/3) Certificate of Service filed
09/11/2018	(1/3) Conference scheduled (9/18/2018 at 8:15 AM)
09/11/2018	(1/3) Notice of Hearing mailed to all interested persons (affidavit filed)
09/18/2018	(1/3) Hearing held; F. Jay Meyer, Esq. appeared with Respondent, Paul E. Sheltra. Digitally recorded by Carol J. Lovejoy, Register of Probate.
09/25/2018	(1/3) Appearance entered by Andrews B. Campbell, Esq. on behalf of Janet Sheltra
09/25/2018	(1/3) Motion to Continue filed
10/04/2018	(1/3) Order entered (Motion to Continue) (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq. and Andrews B. Campbell, Esq.)
10/05/2018	(1/3) Motion for Allowance of Costs Including Attorneys' Fees filed
10/05/2018	(1/3) Certificate of Service filed
10/25/2018	(1/3) Report of ADR Conference and Order filed
10/25/2018	(1/3) Certificate of Service filed
10/25/2018	(1/3) Opposition to Motion for Allowance of Costs and Attorney Fees filed
10/31/2018	(1/3) Order entered on October 25, 2018 (Report of ADR Conference and Order) (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq. and Andrews B. Campbell, Esq.)
01/16/2019	(1/3) Appearance entered by Vanessa A. Bartlett, Esq. on behalf of Janet Sheltra
02/11/2019	(1/3) List of Witnesses and Exhibits filed
02/11/2019	(1/3) Pretrial Memorandum of Janet Sheltra filed
02/12/2019	(1/3) Witness List and Exhibit List of Personal Representative Paul Sheltra filed
02/12/2019	(1/3) Certificate of Service filed
02/18/2019	(1/3) Pretrial Memorandum of Personal Representative Paul Sheltra filed
02/18/2019	(1/3) Certificate of Service filed
02/25/2019	(1/3) Hearing held on February 22, 2019; Andrews B. Campbell, Esq. and Vanessa A. Bartlett, Esq. appeared with Petitioner/Respondent, Janet Sheltra. F. Jay Meyer, Esq. appeared with Respondent/Petitioner, Paul E. Sheltra. Also present were Michelle Donovan, Trish Main and Tammy Aubut. Digitally recorded by Carol J. Lovejoy, Register of Probate.
02/25/2019	(1) Order in Limine entered on February 22, 2019 (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq., Andrews B. Campbell, Esq. and Vanessa A. Bartlett, Esq.)
02/22/2019	(1) Order entered (Petition for Removal of Personal Representative)
02/25/2019	(3) Petitioners Exhibits PR1, PR4, PR10-PR27, PR34, PR43-PR49, PR 58 & PR59 admitted on February 22, 2019

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PROBATE DOCKET - York COUNTY IN THE STATE OF MAINE**2/9/2015****2015-0128****DATE OF FILING****Informal Testate****Docket Number****THE ESTATE OF Claudette Sheltra**

02/25/2019	(3) Respondents Exhibit PR2 admitted on February 22, 2019
02/25/2019	(3) Order After Hearing entered on February 22, 2019 (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq., Andrews B. Campbell, Esq. and Vanessa A. Bartlett, Esq.)
03/22/2019	(3) Inventory filed -- RE, \$1,012,800.00; PP, \$39,050.00
03/22/2019	(3) Account of Personal Property filed
03/22/2019	(3) Affidavit of Counsel for Personal Representative Paul Sheltra filed
03/22/2019	(3) Certificate of Service filed
04/19/2019	(3) Objections to Inventory filed
04/19/2019	(3) Opposition to Motion for Allowance of Costs and Affidavit for Attorney Fees filed
04/23/2019	(3) Paul Sheltra's Response to Janet Sheltra's Property List and Objections to Inventory and Motion for Fees filed
04/23/2019	(3) Certificate of Service filed
05/22/2019	(3) Conference scheduled for June 28, 2019 at 10:10 AM
05/22/2019	(3) Notice of Hearing mailed to all interested persons (affidavit filed)
06/18/2019	(3) Request for Telephonic Hearing filed
06/19/2019	(3) Order entered (Request for Telephonic Hearing) (Copies sent to D. Kelley Young, Esq., F. Jay Meyer, Esq., Andrews B. Campbell, Esq. and Vanessa A. Bartlett, Esq.)
06/20/2019	(3) Supplementary Inventory filed
06/20/2019	(3) Certificate of Service filed
06/28/2019	(3) Second Supplemental Inventory filed
06/28/2019	(3) Certificate of Service filed
07/01/2019	(3) Hearing held on June 28, 2019; Andrews B. Campbell, Esq. participated telephonically on behalf of Petitioner, Janet Sheltra. F. Jay Meyer, Esq. participated telephonically on behalf of Respondent, Paul E. Sheltra. Digitally recorded by Carol J. Lovejoy, Register of Probate.
07/01/2019	(3) Order entered on June 28, 2019 (Copies sent to F. Jay Meyer, Esq. and Andrews B. Campbell, Esq.)
07/19/2019	(3) Notice of Appeal filed by Vanessa A. Bartlett, Esq. on behalf of Janet Sheltra
07/19/2019	(3) Transcript Order and Audio Order Form filed on July 19, 2019 by Vanessa A. Bartlett, Esq. on behalf of Janet Sheltra
08/07/2019	(3) Attested Copy of Transcript Order and Audio Order Form with copy of docket entries sent to Office of Transcript Operations & Projects
08/07/2019	(3) Copy of Notice of Appeal and Transcript Order and Audio Order Form sent to F. Jay Meyer, Esq. and Andrews B. Campbell, Esq.
08/07/2019	(3) Copy of Notice of Appeal, Copy of Transcript Order and Audio Order Form and copy of docket entries sent to Matthew Pollack, Esq., Clerk of the Law Court
08/19/2019	(3) LAW
08/19/2019	(3) Letter received from Law Court on August 16, 2019. Original record to be transmitted by August 23, 2019 (Law Court Docket Yor-19-327)
08/19/2019	(3) Original file forwarded to Matthew Pollack, Clerk of the Law Court

000007

STATE OF MAINE

YORK COUNTY PROBATE COURT

DOCKET NO. 2015-0128(2)

Estate of Claudette Sheltra

Janet Sheltra,
Petitioner

v.

Paul Sheltra, Personal Representative
Respondent

**ORDER ON MOTION FOR
SUMMARY JUDGMENT**

Pursuant to the Maine Rules of Probate Procedure 56, Respondent Paul Sheltra, Personal Representative, through his attorney, has moved for summary judgment against Petitioner Janet Sheltra on her Petition for Formal Probate. After reviewing the parties' memoranda and statement of material facts, and the summary judgment record, the court finds as follows:

FINDINGS OF FACT

The following facts are gathered from the Petitioner's Statement of Material Facts (P.S.M.F.), and Respondent's Objection to Motion for Summary Judgment (R.O.S.J.).

Claudette Sheltra died on January 15, 2015 (P.S.M.F. ¶1). She executed her Last Will and Testament dated March 21, 2006, which expressly revoked her Last Will and Testament dated May 6, 2004 (*id.* at ¶2, 3). On February 20, 2015, Paul Sheltra was appointed, in informal probate, personal representative of the estate by this Court (*id.* at ¶6). Janet Sheltra filed her Petition for Formal Probate on January 25, 2018, contesting the validity of the March 21, 2006, Will (*id.* at ¶7).

STANDARD OF REVIEW

Summary judgment is appropriate when the portions of the record referenced in the statements of material fact disclose no genuine issues of material fact and reveal that one party is entitled to judgment as a matter of law. M.R.Pro.P. 56(c); Currie v. Industrial Security, Inc., et al, 2007 ME 12. Summary judgment will be granted to the moving party if the pleadings, depositions, answers to interrogatories and admissions on file, together with affidavits, if any, show that there is no genuine issue of material fact and that any party is entitled to a judgment as a matter of law. M.R.Pro.P. 56(c); Mueller v. Penobscot Valley Hospital, et al, 538 A.2d 294 (Me. 1988).

An adverse party may not rest upon the mere allegations or denials of that party's pleadings, but must respond by affidavits or as otherwise provided in Rule 56. Forbes v. Osteopathic Hospital of Maine, Inc., 552 A.2d 16 (Me. 1988).

ANALYSIS

The Respondent has moved for summary judgment on the basis that Janet Sheltra's Petition is barred by the statute of limitations. As the party pleading the statute of limitations as an affirmative defense, M.R.Civ.P. 8(c), Paul Sheltra has the burden of establishing the expiration of the limitations period following the date on which Janet's cause of action accrued. Kasu Corp. v. Blake, Hall & Sprague, Inc., 540 A.2d 1112, 1113 (Me.1988) (citing 1 Field, McKusick & Wroth, Maine Civil Practice § 8.7 at 199 (2d ed. 1970)).

18-A M.R.S. § 3-108(a)(3) provides the following relevant provisions:

A proceeding to contest an informally probated will and to secure appointment of the person with legal priority for appointment in the event the contest is successful may be commenced within the later of 12 months from the informal probate or 3 years from the decedent's death

Thus, in this case Janet had until January 15, 2018, three years from the date of death, to contest the Will, but she did not file until January 25, 2018, ten days after the deadline. Therefore, Janet's petition is barred by the statute of limitations unless a statutory tolling provision applies.

As an initial matter, Janet did not comply with 56(h) in responding to Respondent's Motion for Summary Judgment. The Court, however, will analyze her submission as if it were compliant.


The sole question left is whether Janet's submission raised a genuine issue of material fact that would toll the statute of limitations (see 14 M.R.S. § 853). Janet has raised the fact that she has PTSD related to an assault incident in 2009 involving her brother and has been hospitalized as her reasons the statute of limitations should be tolled. Mental illness under the tolling statute refers to an overall inability to function in society that prevents plaintiffs from protecting their legal rights (McAfee v. Cole, 637 A.2d 463, 466 (Me.1994)). Janet has had hospitalizations subsequent to her mother's death for a variety of physical conditions, but these are not sufficient to toll the statute of limitations. In Dasha, the Maine Judicial Court declined to extend the statute of limitations when the person seeking a tolling of the statute was rendered incapacitated shortly after a medical misdiagnosis because the person was competent at the time of the misdiagnosis. (Dasha v. Maine Medical Center, 665 A.2d 993 (Me.1995)). Additionally, although Janet has a diagnosis of PTSD which she attributes to an assault by the Respondent that occurred in 2009, she does not allege an overall inability to function in society, and thus there is no genuine issue of material fact. (see Nuccio v Nuccio, 673 A.2d 1331 (Me. 1996)).

Accordingly, the Court ORDERS that Respondent's Motion for Summary Judgment is GRANTED. Petitioner's Petition for Formal Probate is barred by the statute of limitations, however, she may proceed on her Petition to Remove the Personal Representative.

The Register shall make and preserve a record of this order in this Court. The Register shall enter the following on docket: The Order dated May 15, 2018, is incorporated in the docket by reference. This entry is made in accordance with the Maine Rules of Probate Procedure 79(a) at the specific direction of the Court.

SO ORDERED

May 15, 2018
Date



Judge of Probate

STATE OF MAINE
COURT

PROBATE

YORK, ss

Docket No. 2015-0128(3)

In Re:

Estate of Claudette Sheltra

ORDER AFTER HEARING

A hearing was held on the Personal Representative, Paul Sheltra's, Petition for Order of Complete Settlement of Estate. Present before the Court were the Petitioner/Personal Representative, Paul Sheltra, represented by Attorney F. Jay Meyer, Esq. and the Respondent, Janet Sheltra, represented by Attorneys Andrews Campbell and Vanessa A. Bartlett.

The Court heard testimony from Paul Sheltra and Michelle Laverriere.

Within 30 days Paul Sheltra shall provide an accounting, including an attorney fee affidavit to counsel for Janet Sheltra. Counsel for Janet Sheltra shall then have 30 days to identify specific objections to the accounting and/or attorney's fee affidavit.

Within the initial 30 day period, Paul Sheltra shall schedule a viewing of Claudette Sheltra's residence for Janet Sheltra to identify any property of hers. Counsel for Janet Sheltra shall then provide a list of the then identified property to counsel for Paul Sheltra within 7 days of the viewing.

After the applicable time periods have expired the Court will schedule a status conference to determine if additional hearing time is necessary.

SO ORDERED.

Dated: February 22, 2019


Bryan Chabot
Judge of Probate

000011

STATE OF MAINE

YORK COUNTY PROBATE COURT

Location: Alfred
Docket No. 2015-0128(3)

In Re: ~~E/O~~ Claudette Sheltra

Paul E. Sheltra,

Petitioner and Personal
Representative

v.

Janet Sheltra,

Respondent

ORDER

Pending before the Court is Personal Representative, Paul Sheltra's, Petition for Order of Complete Settlement of Estate.

On May 15, 2018, the Court entered an Order on Motion for Summary Judgment granting Paul Sheltra's Motion for Summary Judgment barring Janet Sheltra's Petition for Formal Probate of a Will dated May 6, 2004 due to the expiration of the statute of limitations. Thus, the only matter before the Court was Paul Sheltra's Petition for Order of Complete Settlement of Estate pursuant to the Last Will and Testament of Claudette Sheltra dated March 21, 2006.

The Court held a hearing on the Petition for Order of Complete Settlement on February 22, 2019, and issued an Order requiring the Personal Representative to provide an accounting including an Attorney Fee Affidavit within 30 days, and allowing counsel for Janet Sheltra to identify specific objections to the accounting and fee affidavit within an additional 30 days. The Court also ordered a viewing of Claudette Sheltra's residence for Janet Sheltra to identify her property within that residence and provide a list thereof within 7 days of the viewing.

The Court held a conference on June 28, 2019, with counsel for both parties. Counsel for both parties indicated that additional court time was not necessary and the matter was ready for decision.

Based upon the evidence the Court orders as follows:

Pursuant to the Last Will and Testament dated March 21, 2006, Paul Sheltra, the Personal Representative, shall transfer the jewelry listed in the Written Statement or List of Tangible Personal Property supplementing the Last Will and Testament of Claudette Sheltra dated May 6, 2004; the condominium located at 215 East Grand Ave., Old Orchard Beach; any net rental income associated to the condominium located at 215 East Grand Ave., Old Orchard Beach, with an offset for attorney fees set out below; and the personal property that Janet Sheltra and Paul Sheltra agreed is hers following the inspection of Claudette Sheltra's real property. These transfers shall occur within 30 days from the date of this Order.

Pursuant to 18-A M.R.S. §1-601 the Court awards attorney's fees, to counsel for Paul Sheltra, in the amount of \$22,995.97, paid for out of Janet's estate assets received under the Will. This award represents attorney's fees and costs incurred after Janet Sheltra's filing on January 25, 2018.

The Register shall enter the following on the docket: In accordance with M.R.P.P. 79(a) and at the specific direction of the Court, this Order shall be incorporated onto the docket by reference.

SO ORDERED.

Dated: June 28, 2019



Bryan Chabot
Judge of Probate

000013

STATE OF MAINE

YORK COUNTY PROBATE COURT

Alfred

Location of Court

DOCKET NO. 2015-0128

Estate of Claudette Sheltra
Deceased

INFORMAL PROBATE OR
INFORMAL APPOINTMENT OF A
PERSONAL REPRESENTATIVE
UNDER A WILL, OR BOTH:
FINDINGS AND ACTS OF
THE REGISTER

Acting under the requirements of 18-A MRSA §§ 3-303 and 3-308 and pursuant to an application by
Paul E. Sheltra

after notice in accordance with 18-A §§ 3-306 and 3-310 and noting no opposition to the requests set forth in the application, I find, based exclusively on the information in the application, that:

1. The application is complete;
2. The applicant has affirmed that the statements contained in the application are true to the best of his knowledge and belief;
3. The applicant appears to be an interested person as defined in 18-A MRSA § 1-201 (20);
4. Venue is proper;
5. An original, duly executed and apparently unrevoked will is in my possession;
6. The application does not relate to one or more of a known series of testamentary instruments, other than a will and its codicil, the latest of which does not expressly revoke the earlier;
7. The application is timely;
8. No personal representative has been appointed in another county of this state and neither this nor any other will of the decedent has been the subject of a previous probate order not filed with this court.
9. Execution appears to have been proper or has been properly proved;
10. The will should be and hereby is informally admitted to probate.

Date 02/20/2015


Deputy Register of Probate

APPOINTMENT IS SOUGHT AND I MAKE THE FOLLOWING FINDINGS:

11. The will under which this appointment is sought was probated in this court on 02/20/2015
or, (If the will is admitted to probate simultaneously with this appointment, enter the same date here and by the register's signature above. If the will was probated elsewhere, explain the special circumstances at this point.)

000014

12. The applicant requests that Paul E. Sheltra be appointed
personal representative;

13. The person named in item 12 above has priority entitling him to appointment.

14. No personal representative has been appointed in this or another county of this state under the currently
authorize assumption concerning testacy except (if none, enter "None") NONE
, who filed a written statement of resignation as provided in 18-A MRSA § 3-610

(c) on _____

15. The decedent was domiciled in this state or, if domiciled elsewhere, the decedent had no domiciliary
personal representative whose appointment has not been terminated except (if none, enter "None")
NONE who, or whose nominee, is this applicant.

Wherefore, I make the appointment requested subject to the personal representative's acceptance and
filing of any required bond.

Date 02/20/2015

Virginia L. Nolan
Deputy Register of Probate

NOTE: For probate of will and simultaneous appointment, register should sign after item 10 and after item 15.

YORPROB

000015

STATE OF MAINE

JAN 25 2018 PM 2:56

York COUNTY PROBATE COURT

DOCKET NO. 2015-0128(1)

Estate of: Claudette
Deceased

PETITION FOR REMOVAL OF
PERSONAL REPRESENTATIVE
18-A MRSA §3-611

Attorney for Petitioner

Name

Address

Telephone Number

Maine Bar Registration Number

1. Name of petitioner: Janet Sheltra
29 Graham St.
Biddeford ME 04005
2. Address and telephone number of petitioner: (818) 679-0324

3. Interest of petitioner in estate (e.g., heir, devisee, etc.):
other heir

4. List names and addresses of interested parties who must be notified of this proceeding:

Stephan Boutot 100 Ocean Ave. Old Orchard Beach ME 04064
Andre Boutot 100 Ocean Ave. Old Orchard Beach ME 04064
Pierre Boutot 100 Ocean Ave. Old Orchard Beach ME 04064
Paul Sheltra 32 May St. Biddeford ME 04005

5. Name and address of personal representative:

Paul Sheltra
32 May St.
Biddeford, ME 04005

6. Date of appointment of personal representative:

2-20-2015

000016

7. Reasons for removal of the personal representative are as follows:

This is the way my mother wanted it and for all of us to be together with regards to the motel and her sister Claire, my aunt. All 3 of us have ran the motel and liked doing so there is also a lease on the motel that could be terminate and where a new agreement can be done to where we are all on board again. And what he has written before him is not what she wanted. She didn't even remember who I was and wasn't allowed to speak to me by undue influence

8a. ☐ a co-personal representative is to remain in office

8b. ☒ a new petition for personal representative/administrator will be filed.

9. Wherefore the Petitioner requests that the Court

(a) Remove Paul Sheltre as the Personal Representative of this estate.

(b) That the Court grant such further relief as it may deem appropriate.

Dated 1-25-18

Janet Sheltre
Petitioner - Attorney for Petitioner

"Every pleading of a party represented by an attorney shall be signed by at least one attorney of record in his individual name." See Rule 11

YORPROB

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STATE OF MAINE

York COUNTY PROBATE COURT DOCKET NO. 2015-0128 (2)
JAN 25 2018 PM 2:56

Estate of Claudette Sheltra
Deceased

PETITION FOR FORMAL
PROBATE OF WILL OR
APPOINTMENT OF PERSONAL
REPRESENTATIVE OR BOTH

PETITION TO JUDGE:
FORMAL PROBATE ()
FORMAL APPOINTMENT ()

Attorney for Petitioner, if any

Name

Address

self
daughter only
Janet Sheltra

Zip Code

29 Graham St

Telephone No. _____

Attorney's Maine Bar Registration Number _____

1. Name and telephone number of petitioner: Janet Sheltra 818 679-0324

2. Address of petitioner: 29 Graham St
Biddeford Me. 04005

3. Legal interest of petitioner in estate ' (e.g., personal representative named in the will, surviving spouse, domestic partner, devisee, etc.): heir.

4. Full legal name of decedent: Claudette Janet Sheltra

5. Date of decedent's death: Jan. 7, 2015

6. Date of decedent's birth: Aug 12, 1933

7. Domicile of decedent at date of death: Nursing Home Saco Maine
Monarch Center. the Landing at Saco
Bay
392 main St

000018

8a. Names and addresses of spouse, registered domestic partner, children and other heirs:³

Name	Address	Date of Birth ⁴ if Under 18	Relationship to decedent:
Paul E. Sheltra	32 may St	Biddeford ME	SON

Daughter.

Janet EE. Sheltra
29 Graham St.
Biddeford ME 04005

8b. Is there a domestic partner (non-registered):⁵ YES ___ NO ☒ If yes, give name and address:

9. Names and addresses of devisees:⁶

Janet Sheltra 29 Graham St
Biddeford ME 04005

Paul E Sheltra
32 may St
Biddeford ME 04005

- 10.(a) Does the probate estate contain real estate in any county in Maine? YES ☒ NO ☐. If yes, list each municipality and county in which such real estate is located. NOTE: Do not list jointly held property which passes by survivorship.

Old Orchard Beach ME 04064 York
Bridgeton ME 04005 York

- 10.(b) Does the residuary estate contain real estate? YES ☒ NO ☐.

11. Was decedent domiciled outside of Maine at date of death? YES ☐ NO ☒. If yes, identify here decedent's property which was, at the time of decedent's death, or has since then been located in this county, and state whether probate proceedings have been commenced elsewhere with respect to this estate.⁷

12. Has a personal representative of the decedent been appointed by any court prior to this date whose appointment has not been terminated? YES ☒ NO ☐. If yes, state that person's name and address.

Paul Sheltra
32 May St. Bridgeton ME 04005 (207) 282-9333

13. Does this petition involve a will? YES ☒ NO ☐. If yes, has the will be probated informally? YES ☐ NO ☒. If yes, state where and when.

14. Did decedent die more than three years before the date of this petition? YES ☒ NO ☒. If yes, state here the circumstances which authorize commencing this proceeding.⁸

court ordered in another state at filing for deadline
obstructed to weather hazards. Pipes exploded in my building
which had to be closed by code enforcement requiring me to physically bring 5 gallons of fire

15. Has the petitioner received a demand for notice or is the petitioner aware of any demand for notice of any probate or appointment proceeding concerning the decedent that may have been filed in this state or elsewhere?⁹ YES ☐ NO ☒. If yes, include name and address of person demanding notice.

of fire
by fire
at mid
night
for 30
days. I
on going
not allow
to turn off
electricity
And car had
flat tires
6 times.

16. Is petitioner seeking supervised administration of this estate? YES ☐ NO ☒. If yes, state here the circumstances which require establishing supervised administration of this estate.¹⁰

unless supervised administration is ordered
only upon finding that it is necessary, if domestic
abuse should happen to me.

17. Check (a) or (b).

- ☒ (a) I request that the court give notice of this filing to the heirs and devisees listed in items 8a, 8b and 9 and if the decedent was 55 years of age or older, to the Department of Health and Human Services and to the following other persons:¹¹

- ☐ (b) I will give notice to all persons entitled by law to receive it and furnish proof of notice to the court by affidavit.

18. Check if desired:

☒ Pursuant to Rule 80B(a), I request the register to publish notice to creditors.¹²

000020

19. Does petitioner, in addition to the notice mentioned in item 17, wish the court to publish notice as required by law?
YES ☒ NO ____ If no, explain why not.

20. The decedent's will dated may 4, 2004 and codicils dated _____
are filed herewith or:¹³

To the best of my knowledge, I believe the will was validly executed, and, after the exercise of reasonable diligence, I am unaware of any instrument revoking the will, and I believe the instrument which is the subject of this petition is the decedent's last will.

21. Name and address of personal representative whose appointment is sought. (Designate mailing and legal addresses if they are different.) ~~Paul E. Sneltra~~

Janet Sneltra ~~32 May St.~~
29 Graham St. ~~Bridgeton, ME 04005~~
Bridgeton, ME 04005

22. Is the person described in item 21 designated as the personal representative in the will? YES ☒ NO ☒ If no, state the basis of his priority.¹⁴

I'm the other heir and have
decisions to make with my wanting to include my cousins
so we can all be together and

23. Are there any questions relating to priority or qualification of personal representative to be resolved? YES ☒ NO ____ If yes, describe them.¹⁵ ~~no one is left out.~~

The date is still open
and I'm not sure if it should
be supervised.

24. Check one:

☒ No personal representative's bond is required.¹⁶

____ A bond is required and attached.¹⁶

____ A bond may be required. The court is asked to decide if a bond is necessary and in what amount.

____ An estate tax bond is required and is attached.¹⁷

25. Under penalty of perjury, I, the undersigned, state that all of the foregoing facts and statements are complete and accurate as far as I know or am informed.¹⁸

26. REQUEST FOR ORDER OR ORDERS.

Check applicable box or boxes.

☒ I request an order of Court that the will identified by this petition is the will of decedent and that the heirs are as set forth in item 8a.

☒ I request an order of Court appointing the personal representative listed in item 21 or some other suitable person.

☐ I request an order of Court establishing supervised administration.

Dated 1-27-18

Janet S. [Signature]
Petitioner or Attorney

"Every pleading of a party represented by an attorney shall be signed by at least one attorney of record in his individual name." See Rule 11.

Fees due upon filing:

Filing Fee \$ 1350.00

Mailing Notices \$ 101.00

Publication \$ 50.00

Surcharge \$ 10.00

Abstracts \$ 41.00

Other \$ 15.50 cert copy of will

\$ 1,527.50 pd.

¹ Except as noted, all statutory references are to Title 18-A MRSA. See § 1-201 (20).

² If exact birthdate is unknown, give age in years of decedent at date of death.

³ See § 1-201 (17). Relationship of all heirs to decedent should be stated and explained: e.g., "spouse," or "nephew, son of (name) predeceased brother".

⁴ Age is required by law if person listed is a minor. If person listed is an adult (i.e. has attained 18 years of age) the letter "A" may be inserted in place of the person's age. See § 3-301 (a) (1) (ii).

⁵ See § 1-201 (10-A).

⁶ "Devises" include persons receiving real or personal property. See § 1-201 (7), (8).

⁷ See § 3-201.

⁸ See § 3-108.

⁹ See § 3-301(a)(1)(v) and 3-402(a)(2).

¹⁰ See § 3-501 *et seq.*

¹¹ The requests in items 17 (a) and 19, accompanied by proper information and fees, fulfill the moving party's duty to give notice pursuant to §§ 3-403 and 3-414. Petitioner should list in item 17(a) all persons who have filed a demand for notice pursuant to § 3-4204. Include address for any person whose address doesn't appear elsewhere in this form. Petitioner must answer yes to item 19 if this is a petition for formal probate of will. If this is a petition for formal appointment of personal representative only, petitioner must answer yes to item 19 if the whereabouts of any person listed in item 17 (a) are unknown and may answer yes in other appropriate circumstances.

¹² If this is not checked, the personal representative must publish his own notice. Register may advise on acceptable newspapers. See § 3-801.

¹³ See § 3-301 (a) (2) (i) or 3-402 (a) for alternate allegations.

¹⁴ See § 3-203.

¹⁵ See § 3-414.

¹⁶ See § 3-603 *et seq.*

¹⁷ See 36 MRSA § 4079.

¹⁸ See § 1-310.

YORPROB

000022

(the "2006 Will") for informal probate and appointed Paul Sheltra to serve as Personal Representative for Claudette Sheltra's Estate.

Janet Sheltra's Petition is dated January 24, 2018 and was filed with this Honorable Court on January 25, 2018. In her Petition, Janet Sheltra seeks: (1) admission of Claudette Sheltra's Last Will and Testament dated May 6, 2004 (the "2004 Will") for formal probate; and, (2) Janet Sheltra's appointment as Personal Representative for the Estate of Claudette Sheltra.

The 2006 Will names Paul Sheltra as Claudette Sheltra's primary appointee to serve as the Personal Representative for her Estate. The 2006 Will also expressly revokes the 2004 Will.

DISCUSSION

The Petition Is Untimely

The Petition is untimely because it was filed more than 3 years after Claudette Sheltra's death and more than 12 months after the informal probate of the 2006 Will and appointment of Paul Sheltra as Personal Representative for the Estate of Claudette Sheltra. Pursuant to 18-A M.R.S. sec. 3-108(a)(3), "[a] proceeding to contest an informally probated will and to secure appointment of the person with legal priority for appointment in the event the contest is successful may be commenced within the later of 12 months from the informal probate or 3 years from the decedent's death." By her Petition, Janet Sheltra seeks admission of the 2004 Will notwithstanding the prior informal probate of the 2006 Will and thus contests the earlier admission of that 2006 Will; she also seeks her own appointment as Personal Representative for the Estate of Claudette Sheltra, notwithstanding the prior informal appointment of Paul Sheltra to serve in that role. Therefore, the Petition is subject to the time limits stated in Section 3-108(a)(3) because it contests admission of the 2006 Will and seeks Janet Sheltra's appointment as Personal Representative.

The Petition was not made until after the time limits stated in Section 3-108(a)(3) had already expired. Those time limits require that the proceeding initiated by the Petition should have been commenced "within the later of 12 months from the informal probate or 3 years from the decedent's death." Claudette Sheltra died on January 7, 2015, but the Petition is dated January 24, 2018 and was not filed until January 25, 2018; thus, the Petition was not filed within 3 years after Claudette Sheltra's death. The 2006 Will was informally admitted to probate, and Paul Sheltra was appointed to serve as Personal Representative for the Estate of Claudette Sheltra, on February 20, 2015; thus, the Petition was not filed within 12 months after such informal probate. "[I]f a will has been informally probated within the [3 year] period, [Section 3-108(a)(3)] has the effect of making the informal probate conclusive after three years or within twelve months from informal probate, if later." 18-A M.R.S. sec. 3-108, Uniform Probate Code Comment. In this case, more than 3 years had passed since Claudette Sheltra's death and more than 12 months had passed since the informal probate of her 2006 Will and appointment of Paul Sheltra as personal representative for her estate; consequently, that informal probate and appointment became conclusive prior to the filing of the Petition.

The 2004 Will Was Revoked

The Petition seeks admission of the 2004 Will into formal probate, but that 2004 Will was revoked prior to Claudette Sheltra's death and is therefore inadmissible in probate. The 2004 Will is dated May 6, 2004 whereas the 2006 Will is dated March 21, 2006; thus, the 2006 Will was made subsequent to the 2004 Will. The first paragraph of the 2006 Will states as follows:

I, Claudette Sheltra, of Biddeford, in the County of York, and State of Maine, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all of my former Wills and codicils.

(emphasis added). Because the 2004 Will predated the 2006 Will and the 2006 Will revoked all of Claudette Sheltra's former wills, the 2006 Will effectively revoked the 2004 Will and such 2004 Will is therefore of no further force or effect. See 18-A M.R.S. sec. 2- 507(a)(1) (will revoked "[b]y a subsequent will which revokes the prior will or part expressly"). Because the 2004 Will has been revoked, it cannot be admitted into probate. Cf. 18-A M.R.S. sec. 3-410 ("[i]f 2 or more instruments are offered for probate . . . more than one instrument may be probated if neither expressly revokes the other" (emphasis added)).

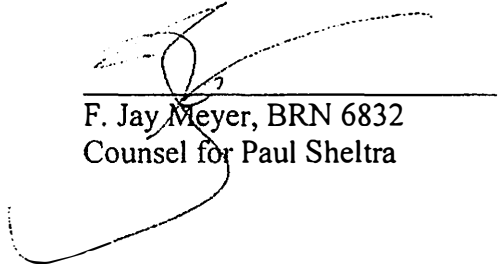
The 2004 Will Names Paul Sheltra As Personal Representative

The Petition seeks not only admission of the 2004 Will into probate, but also Janet Sheltra's appointment as Personal Representative for the Estate of Claudette Sheltra. However, the 2004 Will (like the 2006 Will) names Paul Sheltra as Claudette Sheltra's primary choice to serve as Personal Representative for her estate. See 2004 Will art. 12; 2006 Will art. 4. Paul Sheltra is willing to serve in such capacity, and in fact has already been appointed to do so by the Deputy Register of Probate on February 20, 2015. Accordingly, even if it were appropriate to admit the 2004 Will into probate (which Paul Sheltra vigorously disputes), Paul Sheltra rather than Janet Sheltra would be the proper appointee as Personal Representative under the terms of that 2004 Will.

SUMMARY

This Honorable Court should issue a summary judgment denying the Petition because the Petition is untimely and seeks the admission into probate of a revoked will and the appointment as Personal Representative of a person other than the one named by Claudette Sheltra in both her 2006 Will and 2004 Will.

Dated at Portland, Maine this 21st day of March, 2018.



F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

NOTICE

Matter in opposition to this motion pursuant to M.R.Civ.P. 7(c) must be filed not later than 21 days after the filing of the motion unless another time is provided by the Maine Rules of Civil Procedure or set by the court. Failure to file timely opposition will be deemed a waiver of all objections to the motion, which may be granted without further notice or hearing.

Opposition to Plaintiff's motion for summary judgment must comply with the requirements of M.R.Civ.P. 56(h), including specific responses to each numbered statement in Plaintiff's statement of material facts, with citations to points in the record or in affidavits filed to support the opposition. Failure to comply with M.R.Civ.P. 56(h) in opposing the motion may result in entry of judgment without hearing.

STATE OF MAINE

YORK

COUNTY PROBATE COURT

Alfred

Location of Court

Estate of CLAUDETTE SHELTRA

Deceased

DOCKET NO. 2015-0128

PETITION FOR ORDER OF
COMPLETE SETTLEMENT OF
ESTATE UNDER 18-A MRSA § 3-1001
OR § 3-1002 OR SPECIAL FINDING OR
BOTH¹

1. Name and address of the petitioner.

Paul E. Sheltra, 32 May Street, Biddeford ME 04005-2925

2. Interest of petitioner in this estate:²

Personal Representative & Heir

Petitioner asks the court:
(Check applicable sections.)



A. To make a determination of the testacy status of the decedent. (§ 3-1001 only)³ (Attach proposed order.)



B. To compel the personal representative to file an account with the Court. (Attach reasons why order is sought)



C. To consider and approve the account of the personal representative. ⁴ (Attach account)



D. To construe the will or a portion thereof. (Attach, as exhibit, provisions of will which petitioner wants construed and construction sought by petitioner.)



E. To determine the heirs of decedent. (Attach names of persons petitioner believes to be heirs.)



F. To determine the person or entities entitled to distribution of estate and amounts to be distributed. (Petitioner should attach schedule showing proposed distribution.)



G. To order final settlement and distribution of estate.



H. To discharge the personal representative from further claims or demands of interested persons and to close administration of the estate.



Other:⁵ Petitioner reserves the right to seek an award of attorneys' fees from Janet Sheltra in the event that her pending petitions for removal of the Personal Representative, Admission of the 2004 Will and/or her Appointment as Personal Representative are denied.

Dated: APRIL 4, 2018

Petitioner or Attorney

"Every pleading of a party represented by an attorney shall be signed at least one attorney of record in his individual name." See Rule 11.

Name, address and telephone number of petitioner's attorney, if any.

F. Jay Meyer, BRN 6832

Troubh Heisler, PA, 511 Congress St., P.O. Box 9711, Portland ME 04104-5011, 207-780-6789

¹ This petition may be used for one or any number or special findings. The attachments required should be served with the petition. Petitions for various findings or orders may be made seriatim or simultaneously.

² The petition may be filed by the personal representative at any time and by an interested person after one year from the date of appointment of the original personal representative. See 18-A MRSA § 1-201 (20) for definition of interested person.

³ This request may not be made in an informal estate administration without converting it to a formal one. See 18-A MRSA § 3-1002.

⁴ No final account will be allowed until the Court makes a determination that the Maine Inheritance Tax has been paid or is not owing.

⁵ See, for example, 18-A MRSA § 3-1001 (b)

I certify that no alteration has been made to the official form as most recently approved and promulgated by the Supreme Judicial Court. I also certify that I have met the standards under M.R.Prob.P. 84(b).

Preparer Signature

F. Jay Meyer

Typed or Printed Name of Preparer

MARP 6/2009

000028

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128

In re:

ESTATE OF CLAUDETTE SHELTRA,
Deceased

ATTACHMENT TO PETITION FOR
ORDER OF COMPLETE SETTLEMENT

This Attachment to Petition for Order of Complete Settlement supplements Paul E. Sheltra's Petition for Order of Complete Settlement of Estate Under 18-A M.R.S.A. § 3-1001 dated April 4, 2018 (the "Petition").

Petition Section 2(A): Determination of Testacy Status

Petitioner requests that this Honorable Court enter the following Order with respect to the testacy status of the late Claudette Sheltra (the "Decedent"):

The Court finds that: (1) the original Last Will and Testament of Claudette Sheltra dated March 21, 2006 (the "Will") was filed with the Register of Probate on February 11, 2015; and, (2) the Will was duly executed and not revoked by Claudette Sheltra prior to her death. Accordingly, the Court hereby determines that Claudette Sheltra died testate and ORDERS that the Will be formally admitted to probate.

See 18-A M.R.S. § 3-1001(a).

Petition Section 2(E): Determination of Heirs

Petitioner believes the following persons to be sole heirs of the Decedent:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Paul E. Sheltra	Son (named in Will)	32 May St., Biddeford ME 04005
Janet Sheltra	Daughter (named in Will)	29 Graham St., Biddeford ME 04005

The Decedent was unmarried at the time of her death, and the foregoing persons are her sole children, and her sole heirs named in the Will.

Petition Section 2(E): Determination Persons Entitled to Distribution

Petitioner proposes to distribute the Decedent's estate as set forth below:

1. To Distributee Janet Sheltra:

- a. Personal Property in accordance with Article 1, Section A of the Will and A Written Statement or List of Tangible Property Supplementing the Last Will and Testament of Claudette J. Sheltra dated May 6, 2004 (the "List"; copy attached as Exhibit A):
 - i. 5 carat diamond engagement ring and wedding ring;
 - ii. ring with emerald and 2 pear shaped diamonds; and,
 - iii. other miscellaneous jewelry held by Petitioner as assets of the estate.

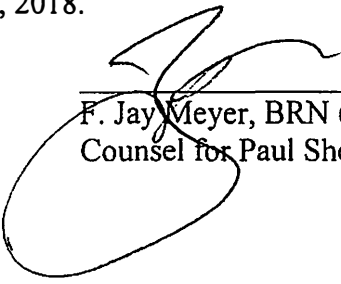
Note that Janet Sheltra has previously received certain items of Decedent's jewelry, and Petitioner has been unable to locate two bracelets identified in the List.

- b. The Decedent's interest in a certain condominium property located at 215 East Grand Street in Biddeford, Maine, in accordance with Article 2 of the Will.
- c. Net proceeds from rental of the condominium property described in Paragraph 1(b), above, in the amount of \$11,667.04 as of February 5, 2018, plus additional net proceeds (if any) from rental of said condominium property thereafter, in accordance with Article 2 of the Will. Petitioner, in his capacity as Personal Representative, has been managing said condominium property, collecting rent and paying expenses.

2. To Distributee Paul E. Sheltra:

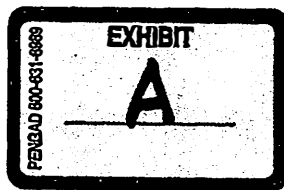
- a. All tangible personal property in the estate other than that described in Paragraph 1(a), above, in accordance with Article 1, Section B of the Will.
- b. All assets of the estate other than those described in Paragraphs 1(a)-(c) and 2(a), above, in accordance with Article 4 of the Will.

Dated at Portland, Maine this 4th day of April, 2018.



F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789



**A WRITTEN STATEMENT OR LIST OF TANGIBLE PERSONAL PROPERTY
SUPPLEMENTING THE LAST WILL AND TESTAMENT OF
CLAUDETTE J. SHELTRA**

**PURSUANT TO TITLE 18-A M.R.S.A. REVISED STATUTES
ANNOTATED SECTION 2-513**

ITEM

NAME OF RECIPIENT

- | | |
|--|---------------------|
| 1. My 5 carat Diamond Engagement ring and wedding ring given to me by her father, Paul E. Sheltra, Sr. | Janet C. E. Sheltra |
| 2. My Emerald and 2 pear shaped diamonds from CWT, used as a wedding ring | Janet C. E. Sheltra |
| 3. One bangle bracelet "Flutotwist" | Janet C. E. Sheltra |
| 4. One 14 K-S bracelet | Janet C. E. Sheltra |
| 5. Any other jewelry of worth that I may purchase in the future | Janet C. E. Sheltra |

Date 5/6/04


Signature

This Memorandum can be used only for disposal of tangible property and cannot be used for disposal of real estate, securities or cash.

It must be signed in your own handwriting.

000031

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)

In re:

ESTATE OF CLAUDETTE SHELTRA,
Deceased

STATEMENT OF MATERIALS FACTS
IN SUPPORT OF MOTION FOR
SUMMARY JUDGMENT

NOW COMES Paul Sheltra, duly appointed Personal Representative for and heir of the Estate of Claudette Sheltra, by and through his undersigned counsel, and, pursuant to Maine Rules of Probate Procedure 56 and M.R.Civ.P. 56(h)(1), submits this Statement of Material Facts in Support of Motion for Summary Judgment.

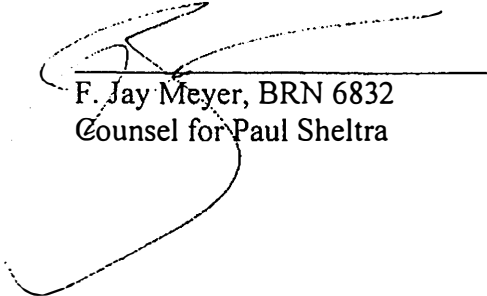
1. Claudette Sheltra died on January 15, 2015. Affidavit in Support of Motion for Summary Judgment at ¶ 1 & Exhibit A (March 21, 2018) (the “Supporting Affidavit”).
2. Claudette Sheltra’s Last Will and Testament dated March 21, 2006 (the “2006 Will”) names Paul E. Sheltra as Claudette Sheltra’s primary appointee to serve as the Personal Representative for her Estate. Supporting Affidavit at ¶ 2 & Exhibit B.
3. Claudette Sheltra’s Last Will and Testament dated May 6, 2004 (the “2004 Will”) names Paul E. Sheltra as Claudette Sheltra’s primary appointee to serve as the Personal Representative for her Estate. Supporting Affidavit at ¶ 3 & Exhibit C.
4. Claudette Sheltra’s 2006 Will expressly revoked her 2004 Will. Supporting Affidavit at ¶ 4 & Exhibit B.
5. On February 20, 2015, the York County Register of Probate admitted the 2006 Will for informal probate. Supporting Affidavit at ¶ 5 & Exhibit D.

6. On February 20, 2015, the York County Register of Probate appointed Paul E. Sheltra to serve as Personal Representative for the Estate of Claudette Sheltra. Supporting Affidavit at ¶ 6 & Exhibit D.

7. Janet Sheltra's Petition for Formal Probate of Will or Appointment of Personal Representative or Both (the "Janet Sheltra Petition") is dated January 24, 2018 and was filed with this Honorable Court on January 25, 2018. Supporting Affidavit at ¶ 7 & Exhibit E.

8. The Janet Sheltra Petition seeks: (a) admission of the 2004 Will for formal probate; and, (b) Janet Sheltra's appointment as Personal Representative for the Estate of Claudette Sheltra. Exhibit E to Supporting Affidavit.

Dated at Portland, Maine this 21st day of March, 2018.



F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)

In re:

ESTATE OF CLAUDETTE SHELTRA,

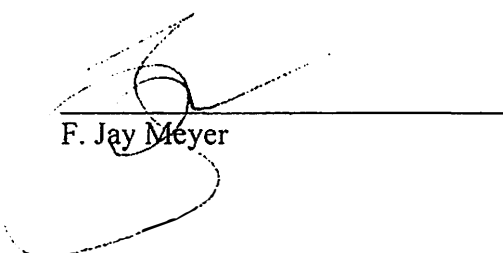
Deceased

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AFFIDAVIT IN SUPPORT OF
MOTION FOR SUMMARY JUDGMENT

F. Jay Meyer, being duly sworn, deposes and states as follows:

1. Claudette Sheltra died on January 15, 2015, as evidenced by the Certificate of Death of Claudette J. Sheltra dated January 9, 2015, a true and accurate copy of which is attached hereto as Exhibit A.
2. Article 4 of Claudette Sheltra's Last Will and Testament dated March 21, 2006 (the "2006 Will"), a true and accurate copy of which is attached hereto as Exhibit B, names Paul E. Sheltra as Claudette Sheltra's primary appointee to serve as the Personal Representative for her Estate.
3. Article 12 of Claudette Sheltra's Last Will and Testament dated May 6, 2004 (the "2004 Will"), a true and accurate copy of which is attached hereto as Exhibit C, names Paul E. Sheltra as Claudette Sheltra's primary appointee to serve as the Personal Representative for her Estate.
4. The first paragraph of Claudette Sheltra's 2006 Will, a true and accurate copy of which is attached hereto as Exhibit B, expressly revoked her 2004 Will.
5. As set forth in Paragraph 10 of the Findings of Fact and Acts of the Register issued by Virginia Nadeau, Deputy Register of Probate for York County dated February 20, 2015 (the "Probate Findings and Acts"), a true and accurate copy of which is attached hereto as Exhibit D, on February 20, 2015, the York County Register of Probate admitted the 2006 Will for informal probate.
6. As set forth in the Findings and Acts, on February 20, 2015, the York County Register of Probate appointed Paul E. Sheltra to serve as Personal Representative for the Estate of Claudette Sheltra.
7. Janet Sheltra's Petition for Formal Probate of Will or Appointment of Personal Representative or Both (the "Janet Sheltra Petition"), a true and accurate of which is attached hereto as Exhibit E, is dated January 24, 2018 and was filed with this Honorable Court on January 25, 2018.

DATED: March 21, 2018

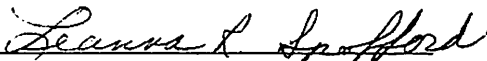

F. Jay Meyer

000034

STATE OF MAINE
CUMBERLAND, ss.

March 21, 2018

Personally appeared F. Jay Meyer and swore to the truth of the foregoing.


Notary Public/Attorney at Law

LEANNA R. SPOFFORD
Notary Public, Maine
My Commission Expires August 22, 2020

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)

In re:

ESTATE OF CLAUDETTE SHELTRA

Deceased

JANET CE SHELTRA'S ANSWER TO
MOTION SUMMARY JUDGEMENT
AND RESPONSE TO PAUL SHELTRA'S
OBJECTION TO JANET SHELTRA'S
PETITION FOR FORMAL PROBATE OF
WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE

NOW COMES Janet Sheltra, daughter of Claudette Sheltra and heir of the Estate of Claudette Sheltra. Submits this answer to the objections of Paul Sheltra for Janet Sheltra's Petition for Formal Probate of Will and Appointment of Personal Representative. (the "Petition"). As more fully set forth below, the Petition should NOT be denied because: (1.) as previously stated, the reason for being untimely is that I feared that my challenging anything that my brother did would once again cause me to be physically harmed by either him personally or by him possibly having someone else hurt me. I also feared that he would once again further sabotage the 3 properties that are solely in my name now. In 2010 he was infuriated that I wanted to partition the property. I did so because there was no other way for me to gain access to having any knowledge of what I owned and any other matters of the business and at such time my mother did not know because she was diagnosed with Dementia in 2001, which I was present for at all her doctors visits. My doing this enraged my brother so much that he told me he was going to kill me and picked me up off the ground and had my head against the door jam and was choking me. I ultimately had to go to the hospital to see if I had internal bleeding due to that one beating from him. I had just had 44 tumors removed from my stomach and still had stitches across my stomach and I could not even attempt to protect myself from him. He tried to separate my mother and I by not allowing her to talk to me on the phone when I'd call her from California prior to that and he also removed all of my photos from the house. My mother and I were extremely close, would talk to each other every single day and she had all of my recent acting and modeling photos all over the house. When I arrived I was saddened that he removed every memory of me so she wouldn't think of me and forget who I was. He was very abusive to her as well and he never left home claiming our house would always be his house. Everything was "his". He controlled everything including her. He slandered my name to the Old Orchard Beach police and told them I was a drunk and a thief and he wanted me removed from the motel because I caused trouble. I was never a thief and I did not drink or use drugs ever. 100 % abstinent from any of that for nearly 20 years.

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I was the Program Director of an Alcohol and Drug Facility and never used drugs or alcohol since college. He fooled the police and I got a criminal trespassing charges and it cost a lot of money in court fees to get it dismissed. And the abuse and destruction was so bad that my previous attorney Eric Cote had to hire a private investigator and the Biddeford police had to protect me from him. It caused me extreme duress. I called Brian Gordon the supervisor from DHHS in Biddeford to make visits to ensure her safety in 2009. He was falsely reporting my taxes to the Internal Revenue Service, claiming I made several thousand more compared to the small amount he would allow me to have and I got in trouble for it. I was denied health insurance because he said he could no longer afford it and had to pay Wendy Varney's health insurance, the girl who had previously been his girlfriend and who worked in the office who was also all over the front pages of the Biddeford news paper for being accused for stealing a quarter million dollars from our business when I began to question the accounting and therefore my health insurance had to be removed. My partitioning the real estate infuriated Paul and led to him physically harming me, using fear tactics and manipulation. I could write a novel on the abuse and I just did not want it happening again.

Another reason why I was untimely was because the pipes froze in my building and I had to go there in a dark building with no electricity every single day in a basement and fill up a heater with 2 (5) gallon buckets of diesel fuel. And return in the morning to hit the reset button of the furnace at 7am. And some times my tires were mysteriously flat so I had to walk. And it started happening more often so I began making a log of it and the tire pressure on each tire and the dates when it would happen. My brother did not want me to be able to make it in court to contest this is the harsh reality. Then, I also had a stalker that I had to get a protection from harassment order from and before that I hired a painter who seemed very nice but who offered me an energy drink that turned out to be some dangerous leaf and he assaulted me and stole all the paint I purchased and the energy drink he made me landed me sick in bed for 37 days straight. Prior to that I had been in bed recovering from having my face being completely rebuilt due to an assault 3 months after my mother died with 6 months of having whip lash and having to see a chiropractor and a year long law suit. In between the lawsuit my brother was in an apartment next door to me with a tenant and I heard him say he had to find a way to get rid of his bitch sister because I was getting in the way of his plans so I called the police and they

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didn't get there fast enough and he had already left. One of the officers thought I was having a break down and felt that I should go to the hospital. They kept me there for 2 weeks under observation until they realized I was telling the truth and was not having a break down because he called there when that was suppose to be confidential yet he knew and I hadn't talked to him for almost a year prior to that if not more. But I was still so scared that I left for California for a month despite being in the middle of a lawsuit and because they put me on drugs in there and I couldn't even spell my name. With out going any further sometimes I don't know if it would be easier if I were dead because just trying to stay alive and sane with my brother has alone been nearly killing me, not to mention I'm going broke. I'm terrified of him and I live with my tenants and I have to protect them, as well.

I was given a card from an anonymous source over the winter to call Caring Unlimited. I'm going to because I need for them to help me. I no longer have legal representation and I need an advocate. I purchased a protection dog that cost thousand of dollars, changed my phone number and I am moving to an undisclosed hidden location because this is that serious of a situation and this is also the reason why he should not be personal representative of her will, as I am no longer afraid to say he is dangerous.

Any petition for complete settlement now over a will that was drawn up by my brother without my mother knowing what she was doing would also just add to the list of crimes my brother has committed as he also filed in probate court power of attorney over her the same day he filed that will that he did himself.

I deserve to have a fair trial and have my side be told with out fearing for my life because that's what I am doing right now. I can't operate my business at full potential because my fear of him is so great. I am terrified. My quality of life has been nothing more then hiding, isolation and fear and I need the court to recognize that and allow me to remove myself from this apartment building so at least I know I will be safe and my tenants will be safe from him. And these are my tenants and not his tenants that I ended up having to live next to whom he turned against me before they even knew me because he slandered me so bad.

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I am a likeable girl with confidence who has a lot of friends so I question why there were so many people and one right after the other who have tried to hurt me. I honestly do not know. But that is why I am untimely by ten (10) days because I've also been like Anne Frank hiding from him and extra, super careful of who I spoke to. And I know for a fact that my mother had it even worse then me and suffered even more then I have and she missed me and thought I didn't love her anymore and had abandoned her. I wasn't even allowed to take care of my own mother. I found out she was on hospice the night of her funeral yet he allowed me to sleep with her one last night and let me watch her die knowing I was not expecting her to die. I was so distraught over that I was hospitalized 3 times by the paramedics. The nursing home director told me she could not give me any information about my mothers treatment per his orders. Her face was solid black and blue.

And I have my moms will and when she wanted me to have the motel. My brother got angry and wanted half so I said fine so William Kaney made the changes for my brother and this was in 2001. We need to get all of this understood and what type of activity has been going on after because I am a human being and I can't suffer or live in fear anymore.

Those are my answers. Documents provided upon request as proof for everything I have said. Every word I say has proof and attached are statements from my cousins. They forgot to mention that when they noticed my mom was starving that they'd feed her and my brother would get upset because he didn't want her to have to use the bathroom.

My brother wanting lawyers fees reimbursed is another scare tactic because he knows I barely have any money left because he made it that way by destroying everything I owned and renovated that got vandalized and urinated on and there were never any signs of break ins because he had the original keys. The Biddeford police finger printed to try and catch him but they were unsuccessful and they were trying to get his DNA from a cigarette but he doesn't smoke. He vandalized things in such a way to make certain that I would know it was him because he got enjoyment from tormenting me and he wanted me to know that. I've always protected my brother because of his troubled personality and anger issues growing up and so did my mother. I'm here to say that I no longer will and what I say is the truth. All of it. He left the entire building on Water st that I got in the settlement with the ground wires to the building.

In re:

ESTATE OF CLAUDETTE SHELTRA

Deceased

They were cut and carefully wrapped back so I would never notice and why would I? But it was caught by an electrician and code enforcement also saw it. This is because he didn't believe I deserved to get any of my third of the properties during the settlement agreement. And he wanted me to look like a failure and to not be able to do it on my own like he was telling everyone that I wouldn't be and that I would run the buildings to the ground if got them, so he made sure I wasn't able to be successful by literally and figuratively terrorizing me in every sense of the word and to the point of death and by also making it so that I wanted to drink, which was the one thing I prided myself in. And after he saw my face when I was assaulted he said to me, I didn't even ever hit you that bad. I am a human being and I deserve to live and I ask that the court should take their time in carefully discovering the truth and NOT to expedite this as soon as possible like my brother would like for reasons that he fears he will be found out ONCE AND FOR ALL.

And I ask that the court acknowledge that my mother suffered under his control and his wrath and that no elderly person who is losing their mind due to Alzheimer's disease should EVER AGAIN suffer the way she did under such a persons vicious and angry control. I saw with my own eyes what he did to her when he didn't know I was there when she hid me in her closet because she feared he would hurt me the night before he put me in the hospital. And I am begging for my safety while this matter is given fair justice and I feel that I should because I have survived this far and not only to me but to our entire family who got removed from their summer home and business and who also may fear his wrath, as well, for giving their statements.

Respectfully

A handwritten signature in black ink, appearing to read "Janet Sheltra". The signature is stylized with large, flowing loops.

Janet Sheltra

~~My Cousin Andre Boutot's signature~~
I Andre P. Boutot hereby testify that in 2006 or prior, Claudette J Sheltra was not in her right mind to do anything without help. Also that Paul E. Sheltra abused his Power of Attorney rights by manipulating his mother Claudette to give him almost everything in her estate.

In 2001 Claudette forgot to renew her business licenses which caused a bunch of problems with opening that year. Claudette never forgot to renew her license, and in the next few years Claudette started letting things go like forgetting to get thing done (maintenance, etc.), ordering supplies, deposits, and payroll.

Claire and I had to keep an eye on Claudette because Paul stopped Claudette from smoking and she was smoking \$100 bills calling them cigarettes. I personally walked up on Claudette smoking a rolled up \$100 bill calling it a cigarette and I found several rolled up half smoked \$100 bills in her ashtray proceeded by a big fight trying to get Claudette to stop smoking money, and she said she smokes them all the time, this is not someone in their right mind.

Claudette started calling things diff names, she would call a fork a knife, or a spoon a fork, a remote a phone, a phone a remote, and extremely short tempered if u disagreed with her. She would get very mad even over the most ridiculous things like correcting her when she called things the wrong name, or tried to help her check someone in. Also Claudette would pace back and forth with a look of not remembering what she was there for, and she would go into the cupboard for milk, grabbing anything and saying it was milk.

On several occasions when I, or my brother Stephan and I would be talking to Claudette about The Carolina Motel, and she would bring it up all the time about the family running the motel like her mother Evelyn Monier wanted. Every time Paul overheard this conversation he would come right over drilling it into Claudette's head that he is to get everything, he does everything, Janette Sheltra isn't around and doesn't do anything except mess things up everywhere, she doesn't deserve anything, and he wouldn't stop till Claudette agreed that he/Paul gets everything. Claudette loved Jan and would call and take calls from her all the time, even in 2011 when I helped my mother manage the motel and Claudette would talk to Jan like normal, like Jan is her daughter and getting everything in her will. Every time Claudette brought up Jan, Paul would be right there saying something bad about Jan, a lot of bad things about Jan to get Claudette against her. All these things are things Claudette never did in her right mind.

There were a couple of occasions where Paul confided with me that he had to keep reminding and drilling Claudette that he is to get everything because Claudette can't remember that he is to get everything. Claudette wanted everything to go to the family not just Paul, this was what was in Claudette's head and what she truly wanted.

In my opinion Paul Sheltra abused his Power of Attorney rights by manipulating his mother Claudette Sheltra in every way to put everything in Paul's name right away, so his sister Janette Sheltra couldn't get anything, and to make it harder for Jan to fight for it back.

Thank You

Andre P. Boutot

oobwebman@gmail.com

207-284-3437

000042

To whom it may concern,

In 2001 Claudette was diagnosed with Alzheimers. This season at the motel she "forgot" to renew the motel business license, something she's been doing for about 25 yrs. She had been locking keeping up on the motel and the Pinares Patio causing the Patio to be condemned due to neglect, it became unrentable til fixed. She began to forget things around the motel for years to come. In 2003 she had over 100's of thousands of dollars in her pillowcase upstairs in her bedroom. Paul had to be notified because she had become unable to operate the motel properly, she had to be watched constantly on things pertaining to the motel. At some point Paul had to take her car away from her because she couldn't drive. He took her cigarettes away from her and she began to roll up 50 + 100 dollar bills and try to smoke them like a cigarette. I have witnessed her trying to light one before and also found in the ashtray. She couldn't properly tell you the color of Paul's car. Paul had to become Power of Attorney because she had become incompetent to run the motel or handle her own affairs. In all of these years Paul has always drilled into Claudette's head that Jan is a bad person, she can't run the motel, she'll ruin the business. Any time Jan's name was ever mentioned, in a good way, around Claudette,

And Paul was scared, Paul would immediately
 come within sight of Paul. On a different
 day, Paul would bring up all the bad stuff Taw even did
 when he was young. Paul would mention Paul's name
 us family members. Any time I walked
 alone, "After Paul became Power of Attorney", I
 up, even though this wasn't Claudette's
 feelings toward Taw. He made it bad, all
~~Paul~~ ~~anything~~ anything that Claudette and
 alone, the "Power of Attorney" was Paul's
 alone to do anything without Paul's permission. We
 weren't even allowed to feed her full meals that
 anything after 1968, I believe Claudette was not
 at sound mind to take care of herself or

Stephen A. B. A.

Stephen A. B. A.

State of Maine
NO TRESPASS NOTICE
[17-A M.R.S. § 402]

lied to the
police and said
I could go.
see her anytime

Date: 8/17/13

Case #: _____

To: Tabatha Shehra

Date of Birth: 4/24/79

Address: 29 Graham St Biddeford, ME

You are hereby forbidden from entering or remaining in or on the premises described below in defiance of this lawful order personally communicated to you by virtue of this notice.

Premises: 32 May St Biddeford, ME

Adam Clave
Law Enforcement Officer
Biddeford Police Department

This notice is EFFECTIVE IMMEDIATELY. Your failure to abide by this notice may result in your being charged with the crime of Criminal Trespass.

SERVICE

I, Andrew Allaire, being a duly sworn law enforcement officer, have served this notice in hand to the above-named Janet Shehra on 8/17/13 at 1845 hours.

AA Allaire
Law Enforcement Officer
Biddeford Police Department

ACKNOWLEDGEMENT

I acknowledge receipt of this notice.

☐ Refused to Sign Acknowledgement

Original to person served • Copy to complainant • Copy to department

000045

SUPERIOR COURT

STATE OF MAINE

DISTRICT COURT

Location

Docket No.

Docket No.

STATE OF MAINE

AGREEMENT OF DEFENDANT AND
ORDER DEFERRING DISPOSITION

Janet T Sheltra
Defendant

for 1 year

Pursuant to 17-A M.R.S.A. §1348 et seq., I am the above-named defendant, I have entered a plea of guilty, and I agree to:

- ☒ 1. Appear in the court on the date and time I am notified to appear.
- ☒ 2. Refrain from all criminal conduct and violation of federal, state, and local laws.
- ☒ 3. Identify myself as being on deferred disposition if arrested or questioned by law enforcement and notify the District Attorney's Office in writing of any contact with law enforcement within 96 hours of that contact.
- ☒ 4. Advise the court named above of any change in my address or telephone number within 24 hours of the change.

☐ 5. Comply with all conditions of the attached Bail Order.

☒ 6. Other: Do not go to the Carolina Motel for any reason unless ordered to by the probate court.

I UNDERSTAND THAT IF I VIOLATE ANY OF THE ABOVE REQUIREMENTS, I AM SUBJECT TO ARREST AND DETENTION, I CAN BE REQUIRED TO MEET DIFFERENT OR ADDITIONAL REQUIREMENTS OF DEFERRED DISPOSITION, AND I CAN BE TERMINATED FROM DEFERRED DISPOSITION AND SENTENCED IMMEDIATELY.

By signing here, I acknowledge that I understand the provisions of this order, I have received a copy of this order, I agree to comply with the above requirements, and I agree to have my sentencing deferred to a later date.

Date:

10/11/11

Defendant

As counsel for the defendant, I have explained to the defendant this procedure and agreement. I believe the defendant fully understands the meaning of this agreement and has sufficient mental capacity to intelligently, intentionally, and knowingly enter into this agreement.

Date:

10/11/11

Attorney

ORDER

Based upon the above, the defendant's plea of guilty is accepted and sentencing is deferred (for 12 months to a date to be scheduled by the clerk) (to date: October 16, 2012 AT 8:30 AM). The above requirements are imposed effective (immediately) (_____).

Date:

10/11/2011

Judge/Justice

making revisions to her will
because he wanted
half of the
motel

Smith Elliott Smith & Garmey, P.A.

ATTORNEYS AT LAW
199 MAIN STREET - P.O. BOX 1179

SACO, MAINE 04072

TEL. 207-282-1527

FAX 207-283-4412

WWW.SESGATTORNEYS.COM

CHARLES W. SMITH
(1915-1983)

OF COUNSEL
ROGER S. ELLIOTT
DAVID R. ORDWAY
RICHARD P. ROMBO
J. MICHAEL CONLEY

PORTLAND, MAINE
100 COMMERCIAL STREET
207-774-3199

LICENSED TO
PRACTICE IN ME,
NH**, MA*, IA* AND MD**

RANDALL E. SMITH**
CHARLES W. SMITH, JR.
TERRENCE D. GARMY*
PETER W. SCHROETER*
WILLIAM S. KANY
KRITH R. JACQUES
JOHN H. O'NEIL, JR.**
HARRY B. CENTER, II
SARAH K. HALL*
AARON P. BURNS*
NANCY L. MORIN
KATHERINE W. PAWCETT
BARBARA J. DRESSER
CELINE M. BOYLE*
RICK G. WINLING

May 2, 2003

Claudette J. Sheltra
Paul Sheltra
32 May Street
Biddeford, ME 04005

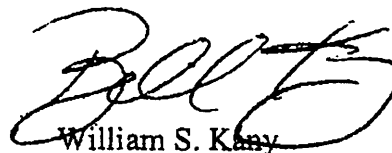
Re: Revised Will

Dear Mrs. Sheltra and Paul:

Enclosed is a draft of Mrs. Sheltra's Will containing the revisions Paul requested recently. Please review the Will and give me a call to discuss any further changes or to schedule a time to sign the original.

I have copies of the deeds to the real estate. We can discuss that issue when you come in to sign the Will.

Sincerely,



William S. Kany

WSK/mkc
enclosure

000047

Exhibit A

2077834412

P.04

She wanted
everything 50/50 in Biddeford
100% - VALUE

PROPERTY

1/3%

32 May St. ✓	\$202,800
52 Jefferson St. (personal) ✓	\$33.77
50 Graham St. ✓	\$153,600
30 May St. ✓	\$234,200
29 State St. ✓	\$178,700
62 Jefferson St. ✓	\$92,600
69 Jefferson St. ✓	\$116,700
56 Alfred St. ✓	\$135,600
52 Alfred St. ✓	\$150,900
27-39 Graham St. ✓	\$209,500
20 Water St. ✓	\$165,500
197 Pool St. ✓	\$202,900

1/3%

the first JAN - PAUL

100%

9. South view. → TO PAUL 100%

215 East Grand	(condo)	216,900
1 Roussin	(Motel)	827,100
73 East Grand	(3 unit)	86,500
2 Walnut	(college, Firsts Patis.)	352,500
	+ land	

100%

Paul ? 100%

216,900 - JAN

827,100

86,500

352,500

Paul + JAN
50/50

very much

50/50 and not
Bridget 50/50 ?Personal Property, Jan

Walnut

Paul's Patis Equipment ?

11,000.

1 Roussin

Motel Per Prop

56,100.

73 East Grand

3 unit Per Prop

2,900.

TOTAL P.04

000048

June 12, 2009
44 tumors
surgery

OPERATIVE REPORT

SURGEON: David L. Newfield, MD

ASSISTANT SURGEON: Stephen A Schmones, MD

ANESTHESIOLOGIST: John Fragola, MD

PREOPERATIVE DIAGNOSIS: SYMPTOMATIC UTERINE FIBROIDS.

POSTOPERATIVE DIAGNOSIS: SYMPTOMATIC UTERINE FIBROIDS.

OPERATIONS:

1. EXPLORATORY LAPAROTOMY.
2. MULTIPLE MYOMECTOMY.
3. EXCISION OF LEFT PARATUBAL CYST.

ANESTHESIA: General.

SKIN PREPARATION: Betadine and Hibiclens.

DESCRIPTION OF PROCEDURE: This 35-year-old female was brought to the operating room where under adequate general anesthesia by Dr. Fragola, she was placed in the supine position and prepped and draped in the usual sterile fashion. A low-transverse incision was made with a scalpel through the fascia. The incision was carried laterally with Bovie. Kocher clamps were placed on the inferior border of the fascia bluntly which was bluntly as well as Bovie dissected from the rectus muscles. The same procedure was done superiorly. The rectus muscle was divided in the midline. The peritoneum was opened high in the abdomen. The incision was carried superiorly and inferiorly with the Bovie. Inspection of the pelvis revealed the uterus to be extensively distorted and enlarged because of multiple fibroids. The largest fibroid was in the cul-de-sac, and there were multiple subserosal, intramural, and pedunculated fibroids over the entire uterus. The tubes and ovaries were inspected and found to be normal. There was a paratubal cyst on the left tube that was excised without difficulty with Bovie.

Following this, the uterus was injected with diluted Pitressin, and multiple myomectomy was performed by removing all the fibroids through three uterine incisions, one posterior, one anterior, and one fundal. The full thickness of the myometrium was affected by the myomectomy, and therefore, if the patient gets pregnant, she will need a cesarean section for delivery. A total of 42 myomas were removed, the largest one being 10 cm and the smallest one approximately 5 mm. Each of the incisions was closed in layers with interrupted figure-of-eight sutures of 0 Polysorb. The incisions were also closed with horizontal mattress sutures of Polysorb for hemostasis. The serosa was closed with running sutures of 0 Polysorb. Adequate hemostasis was observed. Interceed was tacked onto the three uterine incisions with interrupted sutures of 3-0 Polysorb. Before the peritoneum was closed, a solution of Seprafilm slush was placed in the abdominal cavity. The uterus was again injected with a dilute solution of Pitressin, and the peritoneum was closed with a running suture of 0 chromic catgut. The rectus muscle was brought together with interrupted

This is a confidential medical record and may not be shared without lawful consent of the patient or the patient's legal representative.



**Providence Saint Joseph
Medical Center**

501 S. Buena Vista Street
Burbank, CA 91505

OPERATIVE REPORT

Patient: SHELTRA, TABATHA
Physician: David L. Newfield, MD
Room #: N.5NE
Sex: F
DOB: 04/24/1974
Admission: 06/12/2009
Operative Date: 06/13/2009
PT Account #: N006140743
M.R. Number: N000011284

000049

Letter from
surgeon confirming
PTSD Did not want
me to recover in maine
because of Paul.

Mark B. Constantian, M.D.

Professional Association
19 Tyler Street
Nashua, New Hampshire 03060

Telephone 603 880-7700

Fax 603 880-6660

www.drconstantian.com

Facial
Reconstruction

Plastic and Reconstructive Surgery

March 23, 2016

Neal L. Weinstein, Esq.
Law Offices of Neal Weinstein
32 Saco Avenue
Old Orchard Beach, ME 04064

RE: Tabatha Sheltra
DOB: 4/14/85

Dear Attorney Weinstein:

I examined your patient today and I enclose a copy of my office Notes. I wish to emphasize some points that may not be evident from the technical jargon in the office notes.

This is a very severe and disfiguring injury. When the septum collapses, the nasal sidewalls cave-in, and in the worst cases, like that of your client, the airway becomes completely obstructed, requiring the patient to breathe through her mouth. In addition, the septum, which was fractured, also controls the length of the nose and the position of the upper lip, both of which have significantly changed, based on the photographs that she was able to provide, taken 1 month prior to her injury.

Rib cartilage reconstruction is the only reasonable option for this woman that is capable of giving her a lifetime solution. She will need multiple areas restored, including the nasal bridge, sidewalls, valves, nasal base, and upper lip position. Furthermore, because rib cartilage has strong built-in internal stresses, it is a difficult building material because it may distort postoperatively if the natural stresses overpower the surgeon's efforts to control them. Thus, the chance that a secondary procedure will be required to give a satisfactory aesthetic and functional result is probably 25 percent, based on this patient's age and the number of rib grafts that she will require. Younger patients, like your client, have more white, elastic rib that is more likely does to distort than if she were in her 60's or 70's.

Finally, the patient has significant symptoms of posttraumatic stress disorder. I am writing a book on psychological trauma and plastic surgery and have taught courses about this subject at plastic surgery meetings for 20 years and participated in several trauma therapy workshops and training



AMERICAN SOCIETY OF
PLASTIC SURGEONS

000050

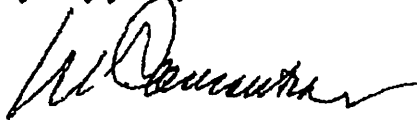
Neal L. Weinstein, Esq.
March 23, 2016
Page 2

courses, and am therefore very well versed in the literature. This accident has significantly handicapped her emotionally, and so she ought to undergo trauma treatment, which is different than traditional "talk therapy" because talk therapy is directed toward the rational cortex, and trauma affects the midbrain and brainstem, which cannot be reached by logical, reasoning, advice.

The best alternative for her is 2 weeks of outpatient workshops at The Meadows in Wickenburg Arizona, a treatment center that I know well and to which I have sent other patients with similar problems. In addition, she could benefit from EMDR and/or somatic experiencing, both therapies that can be obtained more locally. The latter two will help treat the extreme symptoms of the recent trauma, but will not have the impact of workshops at The Meadows.

I enjoyed meeting your client, and I am very empathetic with her dreadful situation. Her livelihood and ability to seek and obtain work depends upon a competitively good appearance, which she had and which has been significantly damaged. I do hope that the combination of surgical treatment and trauma therapy will help her make her way toward recovery and resumption of her livelihood.

Very truly yours,



Mark B. Constantian, MD, FACS

MBC:cac

Enclosure

000051

Paul asking me. Dr. told me stay away from him



Southern Maine Medical Center

One Medical Center Drive
P.O. Box 626
Biddeford, ME 04005-0626

278 500

M032469017

M769069

EMERGENCY DEPARTMENT RECORD

ADMISSION DATE 09/29/99		ARRIVAL MODE SELF		PATIENT TYPE REG ER		LOCATION/DEPT ERR		UNIT NUMBER M769069		ACCOUNT NUMBER M032469017	
PATIENT NAME SHELTRA, JANET C E				PATIENT ADDRESS 12920 GALEWOOD ST, STUDIO CITY, CA 91604							
PHONE HOME (818) 789-4364		TEMPORARY ADDRESS 32 MAY ST BIDDEFORD ME 04005				DATE OF BIRTH 04/24/67		AGE 42		SEX F	
SOCIAL SECURITY NUMBER		PERSON TO NOTIFY IF FISKE, ALAN W				SIGN SIGN		PERSON TO NOTIFY IF HOME PHONE (818) 789-4364		PERSON TO NOTIFY IF WORK PHONE (818) 929-4364	
PERSON TO NOTIFY IF		PERSON TO NOTIFY IF HOME PHONE		PERSON TO NOTIFY IF WORK PHONE		REASON FOR VISIT ASSAULTED					
ADMITTING PHYSICIAN		EMERGENCY DEPT PHYSICIAN UNLISTED				FAMILY PHYSICIAN		NIGHT			
PRIMARY CARE PHYSICIAN		OTHER PHYSICIAN				PHYSICIAN NAME NONE					
PERSON RESPONSIBLE FOR BILL SHELTRA, JANET C E				ADDRESS 12920 GALEWOOD ST, STUDIO CITY, CA 91604							
PHONE (818) 789-4364		SEX S		EMPLOYEE OF EMERGENCY PARTY STUDIO 12							
INSURANCE COMPANY Liability Insurance				PLAN CODE LIAB		GROUP NUMBER		CERTIFICATE NUMBER			
INSURANCE COMPANY				PLAN CODE		GROUP NUMBER		CERTIFICATE NUMBER			
INSURANCE COMPANY				PLAN CODE		GROUP NUMBER		CERTIFICATE NUMBER			

Temporary Phone: 818-679-0324 CELL

DIAGNOSES

Back Contusion

Abdo pain

Alleged Assault

DISCHARGE MEDICATIONS

OTC Ibuprofen 600 mg TID PRN pain
Rx: Vioxx if ibuprofen fails.

No Tylenol, Alcohol, or driving on Vioxx.

DISCHARGE INSTRUCTIONS

Put FW the week for recheck.

Give her referral (back from Cell frame).

CT scan ⊖

X-ray ⊖

RPEO doing concerns.

As discussed, stay away from your brother and stay at your friends home.

CONSULTANT SIGNATURE

ORDERING PHYSICIAN SIGNATURE

☒ T ☐ DICTATED

MEDICAL RECORDS COPY

000052

SKIN

Intact
warm, dry
normal color

BACK

no CVA tenderness
no vertebral
tenderness

EXTREMITIES

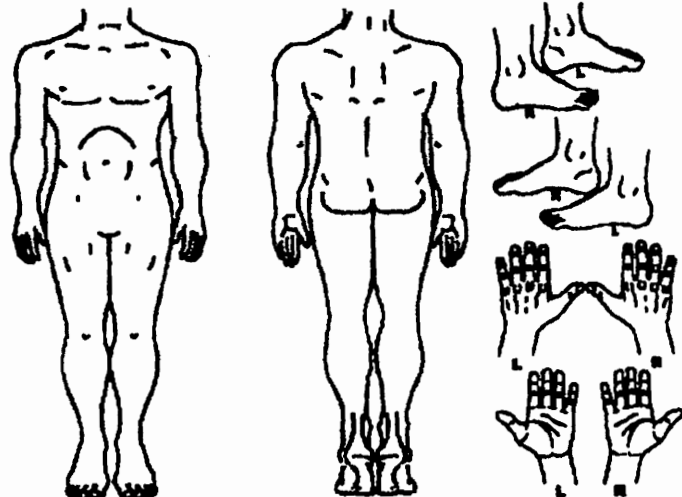
traumatic
pelvis stable
hips non-tender
no pedal edema
normal ROM

see diagram
ecchymosis / laceration
crispus / diaphoresis
decubitus
see diagram
vertebral point / CVA tenderness
muscle spasm / limited ROM
5 T12 @ T12-L1 upper back

see diagram
bony point tenderness
painful / unable to bear weight
pulse deficit

Joint Exam

limited ROM / ligaments laxity
joint effusion



T-Tenderness PCT-Pelvic Tenderness S-Swelling E-Ecchymosis B-Burns
C-Contusion L-Laceration A-Abscess M-Muscle spasm PW-Puncture Wound
(# without small and moderate numbers)

PROCEDURES

Wound Description / Repair: Time:
length _____ cm location _____
linear stellate irregular flap incision subcut / muscle
clean contaminated moderately / heavily _____
distal NVT: neuro/vasc intact no tendon injury
anesthesia: local topical _____ lidocaine / bupivacaine epi / bicarb
digital block _____
prep: Betadine / Saline / Shur-Clean / Hibiclens
irrigated with saline debrided mod / extensive
wound explored wound margins revised
to base / in bloodless field multiple flaps aligned
no foreign body identified
foreign material removed
repair: Wound closed with Dermabond / suture-strips
SKIN- # _____ -0 nylon / prolene / staples /
decon
SUBCUT- # _____ -0 vicryl / chromic / nova III
plain Gut
OTHER- # _____ -0

LABS

CBC	Chemistries	UA	ETOH
normal except	normal except	normal except	TOX
WBC	Gluc		
Hgb	BUN		
Hct	Creat	HCG	PT/PTT
Platelets	Na	serum / urine	INR
	K	POS NEG	
	CO2		

Alleged Assault - 20 Rev. 04/08

SHELTRA, JANET C E
ACCT: M032469017 M/R: M769069
DOB: 04/24/67 SEX: F
SVC: 09/08/09 - 1128

Pt Name

Date:

XRAYs

☐ Interpret by me ☐ Reviewed by me ☐ Discard w/ radiologist
C-spine T-spine L5-S1 spine pelvis
normal / NAD no fracture normal alignment soft tissues normal
CXR
normal / NAD no pneumothorax normal heart size normal mediastinum
CT Scan
head C-spine chest abdomen / pelvis
normal / NAD normal FF normal 2 views
Ultrasound / FAST Exam (by me) ☒
normal / NAD 4 views
Other _____

PROGRESS

Time 1430 unchanged improved re-examined
patient's trauma most significant was
old exam
FAST 4 views @ for FF/effusion
P hematoma 3 neck injury
✓ CI scan
✓ CDR

police notified
Discussed with Dr. _____ Additional history from:
will see patient in: ED / hospital / office family caretaker paramedics
Counselor / patient / family regarding: for given
AD / POC / medical / legal / need for follow-up
CRIT CARE TIME (excluding separately billable procedures) _____ min

CLINICAL IMPRESSION

Abrasion
Concussion with LOC w/o LOC
Contusion Rock Cartwheel
Laceration Abt. Pain
Fracture
Sprain / Strain cervical thoracic lumbosacral
Alleged Assault

DISPOSITION: ☒ home ☐ transferred
☐ admitted POA decubitus / UTI (if any)
COMPLICATIONS: ☐ unchanged ☒ improved ☒ stable
Care transferred to Dr. _____ Time _____
PA _____ MD / DO
Resident
2 VANDUE MD / DO
Attending
☐ Template Complete ☐ See Addendum (Discard / Template # _____)

000053

- coffee
- Avoid ibuprofen (Motrin, Advil), naproxen (Aleve) and aspirin while you have abdominal pain. These medicines irritate the stomach.
- Drink plenty of clear liquids (water or juice) so your body does not get dehydrated or low on fluids.

Call your doctor if:

- you are not much better in 2 days.
- you have increased pain or the pain starts to hurt in one spot.
- you have sudden, sharp pain.
- your stomach feels very hard and stiff.
- you develop a fever.
- you have blood in your vomit that is bright red or looks like coffee grounds.
- you have blood in your bowel movements that is bright red or black and tar-like.
- you are not able to pass a bowel movement.
- (FOR WOMEN): your vaginal discharge is foul smelling or has a change in color.
- you have any new or severe symptoms.

ALLEGED DOMESTIC ABUSE/DOMESTIC VIOLENCE

Domestic abuse is what happens when one person deliberately hurts another person with whom they live or have an intimate relationship. The abuse can be physical, such as hitting, kicking, punching, choking, or shaking. Abuse can also be emotional or sexual. An abuser might make threats against you or your children, use words to humiliate or intimidate you, or hurt your pets or possessions. An abuser might keep you isolated from other people or family members, try to control all of your time, money, and activities, or force you into unwanted sexual activity.

Domestic abuse happens to both women and men, though it is more common for women to be the receiver of abuse. It takes place in all types of families, all races, and all economic groups.

When you go home, follow these instructions:

- Call 911 if your partner is out of control.
- Have a plan to get yourself out of the house quickly, possibly through a back door or window. Plan how you can get to a friend's house or another safe place. Prepare a bag with clothing, copies of important papers such as bank statements, your birth certificate and insurance information, and phone numbers for friends and your doctor. Have it ready so you can pick it up and go if you are in trouble.

Untimely manner
due to stalker and
court dates.

TABATHA J SHELTRA

TEMPORARY ORDER FOR
PROTECTION FROM
HARASSMENT AND
NOTICE OF HEARING

5 M.R.S. §4651

v.
DEAN BRADY

PLAINTIFF'S COPY

Upon consideration of plaintiff's complaint and request for a temporary order, and upon a finding that plaintiff is entitled to a temporary order of protection, it is hereby ORDERED that:

- ☒ 1. The defendant is prohibited from having any contact with plaintiff, directly or indirectly;
- ☒ 2. The defendant is prohibited from imposing any restriction upon the person or liberty of the plaintiff(s);
- ☒ 3. The defendant is prohibited from threatening, assaulting, molesting, harassing, or otherwise disturbing the peace of the plaintiff(s);
- ☒ 4. The defendant is prohibited from, repeatedly and without reasonable cause, following the plaintiff or being at or in the vicinity of the plaintiff's home, school, business or place of employment;
- ☐ 5. The defendant is prohibited from engaging in the unauthorized dissemination of certain private images as prohibited pursuant to Title 17-A, § 511-A;
- ☒ 6. The defendant is prohibited from entering the family residence or premises of the separate residence of the plaintiff at (list, unless confidential): 29 Graham St
Biddeford, ME 04005
- ☒ 7. The defendant is prohibited from taking, converting or damaging property in which the plaintiff may have legal interest;
- ☐ 8. The defendant is prohibited from destroying, transferring or tampering with the plaintiff's passport or other immigration document in the defendant's possession; and

Protection from Harassment cases only:

- ☒ 12. Notice to cease harassment pursuant to 17-A M.R.S. §506-A ☐ has been issued ☒ is waived for good cause and/or is not required due to the nature of the alleged conduct.

This Order is effective forthwith and will remain in effect until terminated by service of a final protection order, by entry of a modified temporary order, or by entry of an order vacating this temporary order.

WARNING TO THE DEFENDANT: VIOLATION OF THIS ORDER IS A CLASS D CRIME. AS LONG AS THIS ORDER IS IN EFFECT, YOU MUST OBEY IT. NO ONE, INCLUDING THE PLAINTIFF, CAN GIVE YOU PERMISSION TO VIOLATE THE PROVISIONS OF THIS ORDER.

A hearing on plaintiff's complaint will be held in BIDDEFORD on DECEMBER 6, 2017 @ 8:30AM at the District Court located at:

BIDDEFORD DISTRICT COURT
25 ADAMS STREET
BIDDEFORD ME 04005

PARTIES SHOULD BE PREPARED WITH WITNESSES & OTHER EVIDENCE AT THAT TIME

If the defendant desires to dissolve or modify the above Temporary Order, the defendant must so move. Otherwise, a final hearing will be held at the above date and time.

Copies of this Order shall be furnished by the clerk to the law enforcement agency with jurisdiction in the location of the plaintiff's residence. It is ORDERED that a copy of this Order, the complaint and summons be served on the defendant by _____

ANY AGENCY
(law enforcement agency)

Date: 11/21/17


Judge Justice

A true copy, attest: _____ Clerk

Patient Tabatha S.

Doctor Ken Cayer

Date 6-16-15 Case # _____

Sympathetic chain - To eyes, ears and other sense organs; glands and blood vessels of the brain; immune response; bone growth; fat metabolism; reaction to stress; brain function

T1 - Arms from the elbows down, including hands, arms, wrists and fingers; esophagus and trachea; heart

T2 - Heart, including its valves and covering; coronary arteries; lungs; bronchial tubes

T3 - Lungs, bronchial tubes, pleura, chest, breast, heart

T4 - Gallbladder, common duct, heart, lungs, bronchial tubes

T5 - Liver, solar plexus, circulation (general), heart, esophagus, stomach

T6 - Stomach, esophagus, peritoneum, duodenum

T7 - Pancreas, duodenum, stomach, liver, spleen, gallbladder, peritoneum

T8 - Spleen, stomach, liver, pancreas, gallbladder, adrenal cortex, small intestine, pyloric valve

T9 - Adrenal cortex, pancreas, spleen, gallbladder, ovaries, uterus, small intestine

T10 - Kidneys, appendix, testes, ovaries, uterus, adrenal cortex, spleen, pancreas, large intestine

T11 - Kidneys, ureters, large intestine, urinary bladder, adrenal medulla, adrenal cortex, uterus, ovaries, ileocecal valve

T12 - Small intestine, lymph circulation, large intestine, urinary bladder, uterus, kidneys, ileocecal valve

Sacrum - Hip bones, buttocks, rectum, sex organs, genitalia, urinary bladder, ureter, prostate

Coccyx - Rectum, anus

C1 - Blood supply to the head; pituitary gland; scalp; bones of the face, brain, inner and middle ear; sympathetic nervous system; eyes

C2 - Eyes, optic nerves, auditory nerves, sinuses, tongue, forehead, heart

C3 - Cheeks, outer ear, face, teeth, trigeminal nerve, lungs

C4 - Nose, lips, mouth, eustachian tube, mucous membranes, lungs

C5 - Vocal cords, neck glands, pharynx

C6 - Neck muscles, shoulders, tonsils

C7 - Thyroid gland, bursa in the shoulders, elbows

Brachial plexus - Forms the radial, ulnar, median and other nerves that go to the muscles, joints and other structures of the shoulder, arm, wrist, hand and fingers

L1 - Large intestine, inguinal rings, uterus

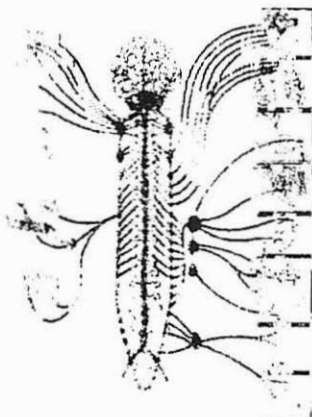
L2 - Appendix, abdomen, upper leg, urinary bladder

L3 - Sex organs, uterus, bladder, knees, prostate, large intestine

L4 - Prostate gland, muscles of the lower back, sciatic nerve

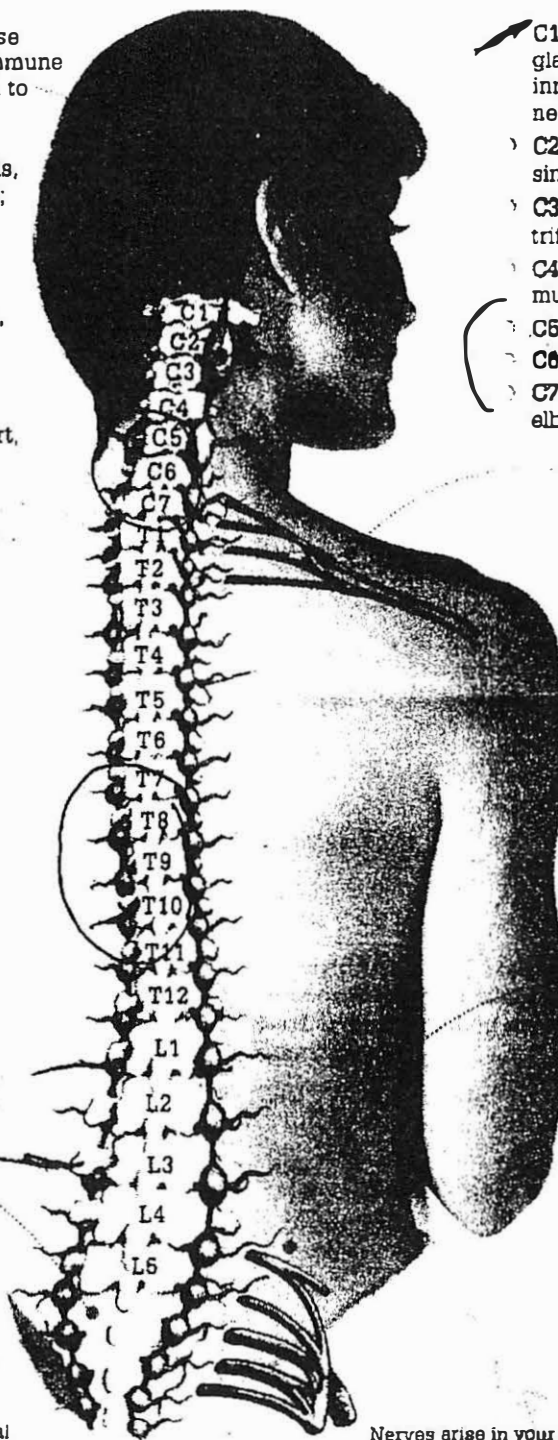
L5 - Lower legs, ankles, feet, prostate

Sacral plexus - Forms the sciatic and other nerves that go to the muscles, joints and other structures of the leg, knee, ankle, feet and toes



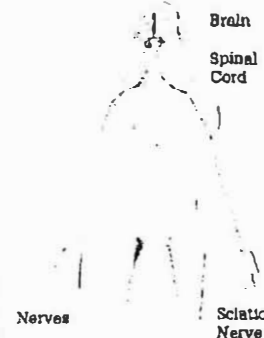
Some spinal nerves join together to form the sympathetic nerve "chain" which helps maintain the proper function of your internal organs. Other nerves form the parasympathetic nerve system.

Both sets of nerves work in harmony to keep you properly relating to your environment. The origin of many of these nerves lies in the upper, mid and lower parts of your spinal cord.



Nerves arise in your brain, travel down the spinal cord where they branch off and blanket your body, touching nearly every part of you.

For proper physical and mental health your nerves must remain free from spinal stress.



000057



**Southern Maine
Health Care**
MaineHealth

Date: 01/13/15
Account Num: SV0000313970
Med Rec Num: SC00642996
Patient: SHELTRA, TABITHA J
Location: BHED
Physician: PERREAULT, KIMBERLY A DO

Grief Reaction

Grief is a normal response to the death of someone close to you. Feelings of fear, anger, and guilt can affect almost everyone who loses someone they love. Symptoms of depression are also common. These include problems with sleep, loss of appetite, and lack of energy. These grief reaction symptoms often last for weeks to months after a loss. They may also return during special times that remind you of the person you lost, such as an anniversary or birthday.

Anxiety, insomnia, irritability, and deep depression may last beyond the period of normal grief. If you experience these feelings for 6 months or longer, you may have clinical depression. Clinical depression requires further medical attention. If you think that you have clinical depression, you should contact your caregiver. If you have a history of depression and or a family history of depression, you are at greater risk of clinical depression. You are also at greater risk of developing clinical depression if the loss was traumatic or the loss was of someone with whom you had unresolved issues.

A grief reaction can become complicated by being blocked. This means being unable to cry or express extreme emotions. This may prolong the grieving period and worsen the emotional effects of the loss. Mourning is a natural event in human life. A healthy grief reaction is one that is not blocked. It requires a time of sadness and readjustment. It is very important to share your sorrow and fear with others, especially close friends and family. Professional counselors and clergy can also help you process your grief.

Document Released: 12/18/2006 Document Revised: 03/11/2013 Document Reviewed: 08/28/2007
ExitCare(R) Patient Information (C)2013 ExitCare, LLC.

000058

March 1, 2004

Got mad and changed the will
shows how much he
never let me be involved &
controlled everything

Exhibit A

DENIED BY BOTH WENDY & PAUL

Paul Sheltra
62 Jefferson Street
Biddeford, Me. 04005

Dear Paul,

Because I am third owner of our Real Estate business, there are many things that I should know, but do not. Therefore, I am asking that you send me the following information about everything in the next week or two, or as soon as you are able to and I trust you will be honest with me. I am sure that it will not take you very long since you probably know most of everything from the top of your head. Maybe you can have Wendy type everything out for you.

Could you please include the following information?

- I. A list of all the addresses of our properties/buildings.
- II. How many apartments in each of the buildings. What the rent is for each one and how many are vacant.
- III. List of each building's expenses. Such as oil, all up keeping, etc.
- IV. What the taxes are on each building/property per year.
- V. Current or remaining mortgages on each property. If refinanced, when?
- VI. Number of our employees. What their hourly wages are? In addition, any benefits they might have and what that costs.
- VII. Copies of the most recent appraisals on the buildings.

If you can think of anything else that I should know, I trust that you will add that to the list too.

I also wanted to let you know that I am in the process of shopping around for good health insurance for myself and when I find the right company, at the best price, I will be using Jefferson Street as my billing address. If I do not use the office address then I will need additional money per month to cover the cost of the insurance. I have not decided yet, but I will let you know when I do.

Bye for now. Thanks.

Love,

Jan

000059

M Gmail

Painter who
assaulted me 3
stole my paint after 8 months of recovering alone.

Tabatha Sheltra <tabathasheltra@gmail.com>

Painting proposal for Tabatha Sheltra for the back of her apt building on Birch St
across from st James St School.

2 messages

gave me energy drink that
sickened me for over a month Krata

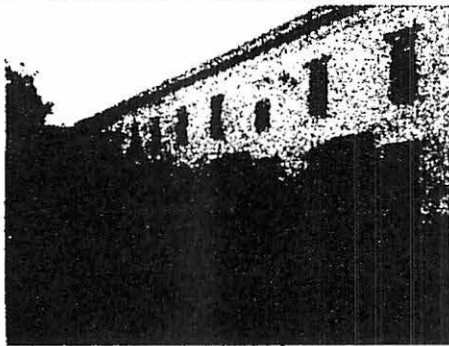
Scott Henderson <scotthendersonpainting@gmail.com>

Sat, Jul 22, 2017 at 7:21 AM

To: tabathasheltra@gmail.com, Scott Henderson <scotthendersonpainting@gmail.com>

- #1. Scrape, Nail In boards and Caulk where needed.
- #2. Paint with 2 coats of Behr Ultra Paint and Primer In one.
- #3. Total cost is \$2500.00 labor.

Thank you
Scott Henderson



Tabatha.jpg
34K

Tabatha Sheltra <tabathasheltra@gmail.com>

Sat, Jul 29, 2017 at 6:36 PM

To: Scott Henderson <scotthendersonpainting@gmail.com>

Scott,

I've been calling and leaving messages for you over and over again as well as text messages because you never showed up the next day. I had the keys out for you. No show. No show for the whole entire week. I started to get really pissed off. You had even asked me for money and didn't even show up the next day. So I'm seeing this now again and figured I'd give one last ditch effort with trying to get a hold of you by email to ask why you did this to me and what the reasoning is. You knew I had/have a deadline and need to get these apartments rented and you also promised to get the over spray off of the custom colored drip edge. It's been on there so long now I don't know if it will come off and I'll probably have to contact the roofing company to ask them because I don't know.

I don't know what is going on. But there was an entire week of absolutely perfect weather conditions that were wasted as far as for painting and temperatures that were less hot and humid for you and better adhesion because of no rain.

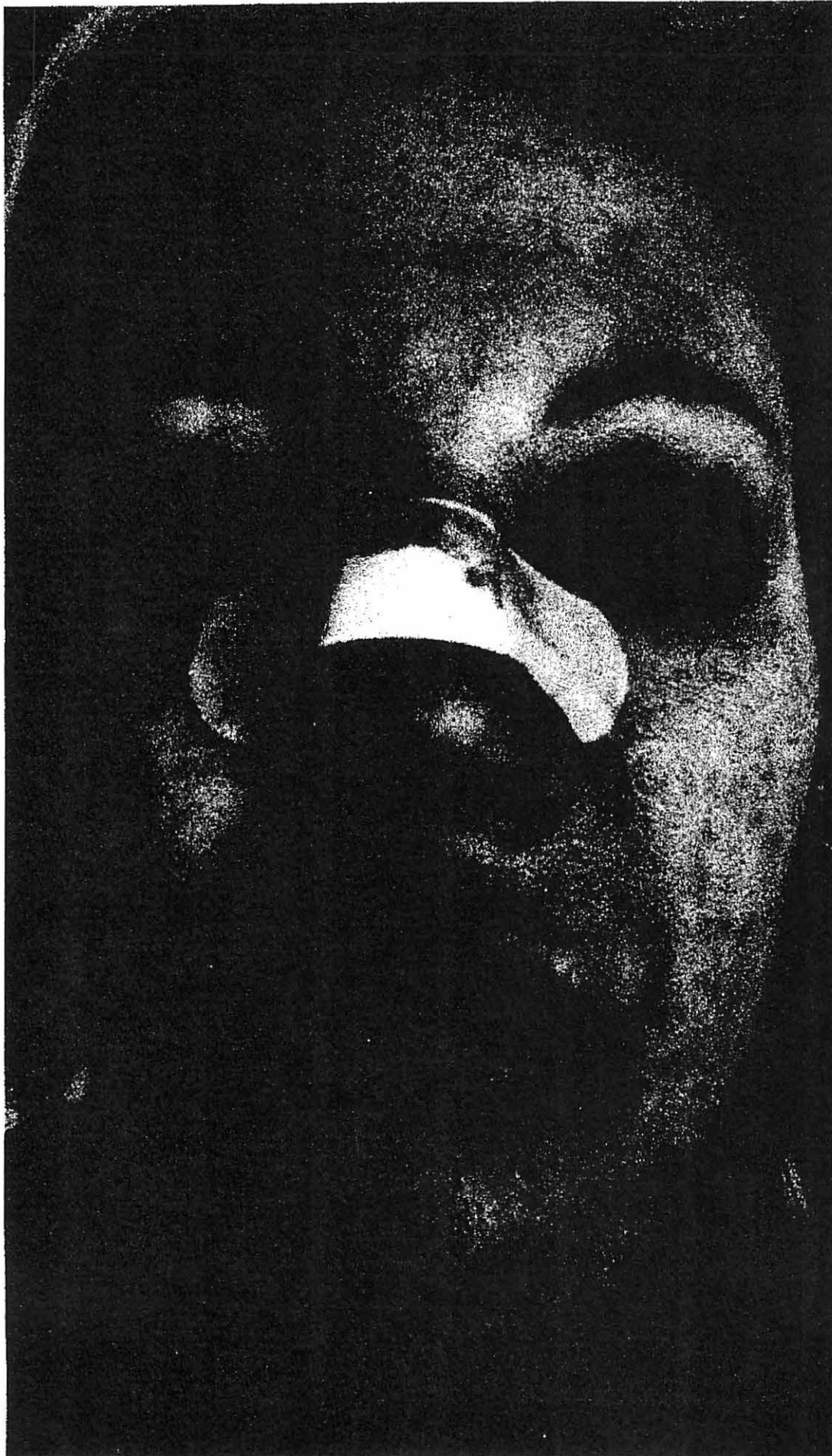
You know where I live and you know my number and plus, I'm always on Facebook pretty much constantly. The paint is sitting on my deck and I can't even move it and I don't know how paint is suppose to be properly stored so it doesn't go bad or even if that might be a possibility of happening. I'm going to have to start contacting other painters now. I don't have a choice and it's a pain in the ass to have to do it also.
Tabatha (818)879-0324

[Quoted text hidden]

000000

assault may 2015
could not think straight for over a
year

then I
had my
face
reconstructed



000061

September 19, 2013

Yvonne Main has spoken with
Claudette's son Paul and he told me
that his sister Jean has the right
to visit with her mother anytime
anywhere. I am Claudette's

Care giver. 207-433-6910 Yvonne Main

Letter from caretaker
saying that my brother also
told her that I could see
my mom just to appear
nice. if I attempted he
would call the police and lie
to them.

Dr. Blackman

STUDIO 12

PRIVATE ALCOHOL & DRUG REHABILITATION PROGRAMS

12406 Magnolia Boulevard, Valley Village, CA. 91607 Phone: (818)761-7374 Fax: (818)761-7377
State License 190361AN. Email: studio12@globalnet.net Website: www.studio12.org

January 09, 2012

Eric Cotes, Esq
241 Main St.
Saco, ME 04072-1510

Re: Tabatha Janet Sheltra

To whom it may concern,

I, Greg Schafer, would like to verify the major changes that occurred with my good friend and colleague, Tabatha Janet Sheltra. After Tabatha Sheltra was assaulted by her brother, Paul Sheltra, in September of 2009, she underwent a major change in her state of mind.

For years she was active in the administration of STUDIO 12's Alcohol and Drug Program. After the assault she ended her participation in everyday function at STUDIO 12. She also verbalized her fear, anxiety and emotional stress caused by the violent assault that occurred to her.

As far as I can observe she is still victimized by the traumatic stress caused by this event and will need time to heal and recover to her normal healthy state of mind and body.

Please feel free to call at anytime should you have questions 818-625-2180.

Kind Regards,

Greg Schafer
Clinical Director, NAADAC, CAADAC

Senior Primary Counselor and Professor of Special Addictions Training, Pierce College

STUDIO 12 is accredited by Carf, the Commission on Accreditation of Rehabilitation Facilities, ensuring the highest quality standards for the best outcomes of services provided. Is licensed by the State of California ADP to offer residential substance abuse treatment programs and detoxification services to individuals with alcohol, drug and chemical dependency problems. We incorporate the principles of the 12-Step Anonymous Programs (NA, CA, AA) into a structured, but very home-like and therapeutic environment. The program services that we provide include daily and intense, private one on one counseling sessions. Relapse prevention, group participation circles, anger management, chemical dependency education, HIV Aids education, vocational training, family counseling, healthy living skills; and discharge planning, including stringent follow up plans such as our "Alumni After Care" program, which is always at no cost to any client. We also offer entry into highly structured sober living facilities. Since we are a very small facility we are able to extend greater personal attention to more difficult cases, which are often times referred to us by other professionals within the industry.

PTSD due to
my brother well
before this as
well and after
to date and
fear of him.



000063

CONTROLLED BY THE BOARD OF CALIFORNIA
AND BY THE STATE OF CALIFORNIA
A.D. 1967 AND 1970



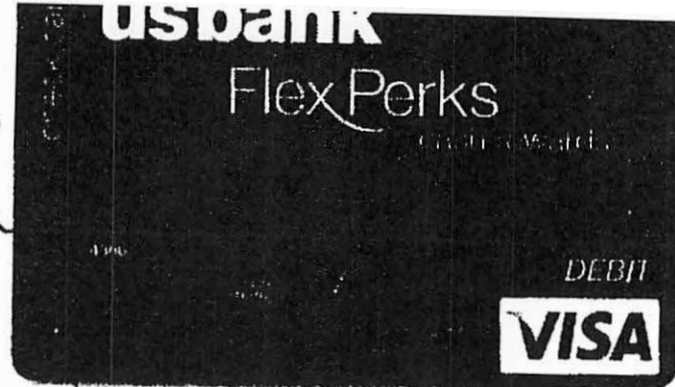
California Association of Alcoholism
& Drug Abuse Counselors [CAADAC]
3400 Bradshaw Rd, Ste A-6
Sacramento CA 95827
Phone 916-388-9412 Fax 916-388-9424

Name: Tabatha Sheltra

Membership #: 086489

Expires: 4/30/09 Region: 2N

*my
credentials
before in
California*



Tabatha Janet Sheltra



AAA
1-800-400-4222
1-800-222-4357
AAA.com

CLUB CODE MEMBERSHIP NUMBER

429 004 81160800 6-0

YEARS AS MEMBER

CARD EXPIRATION DATE

1

JAN 12 12

DUES PAID ANNUALLY

TABATHA SHELTRA



NAADAC

THE ASSOCIATION FOR
ADDICTION PROFESSIONALS
www.naadac.org

1001 N. Washington St. Ste. 201
Alexandria, VA 22314
P: 800.548.0497 • 703.741.7686
F: 800.377.1196 • 703.741.7688
E: naadac@naadac.org

AFFILIATE:

CA Assoc Of A/D A Counselors

Tabatha Sheltra

is a member in good standing

97750

MEMBER ID NUMBER

05/01/2009

EXPIRATION DATE

F

CATEGORY



AAA
1-800-400-4222
1-800-222-4357
AAA.com

CLUB CODE MEMBERSHIP NUMBER

429 004 81160800 6 0

YEARS AS MEMBER

CARD EXPIRATION DATE

01

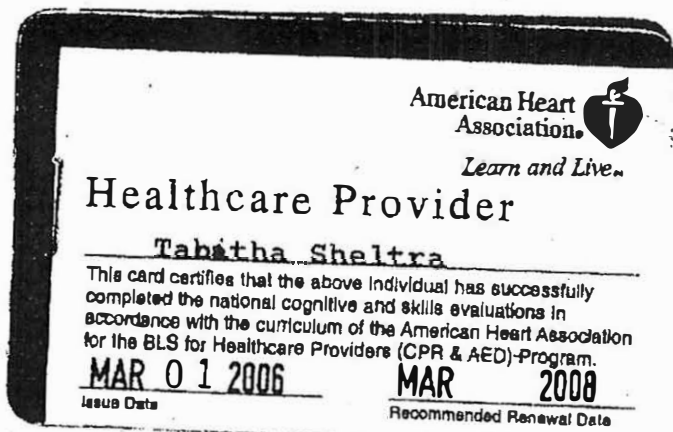
02/11/11

TABATHA SHELTRA



MEMBER NAME
Tabatha Sheltra
MEMBER SINCE
1997

MEMBER NUMBER
00507778
EXPIRES
October 31, 2011



Card issued on 10/08/04 at:
13303 RIVERSIDE DR.
(818) 501-8335
SHELTRA, TABATHA J
20662107132



Subject to terms and conditions. See store for details.
Property of & © 1998 Blockbuster Inc.

000064

York County's Only Daily Newspaper

York County's Only Daily Newspaper

Journal Tribune

Volume 123 No. 405

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them. The list includes names such as "John A. Smith", "John B. Smith", "John C. Smith", "John D. Smith", "John E. Smith", "John F. Smith", "John G. Smith", "John H. Smith", "John I. Smith", "John J. Smith", "John K. Smith", "John L. Smith", "John M. Smith", "John N. Smith", "John O. Smith", "John P. Smith", "John Q. Smith", "John R. Smith", "John S. Smith", "John T. Smith", "John U. Smith", "John V. Smith", "John W. Smith", "John X. Smith", "John Y. Smith", and "John Z. Smith".

7-9-64 - 10:00 AM - 10:15 AM

■ Neighbor Lord prepares for China trip, A2

women faces embezzlement charge

[illegible]

Shelton reported his suspicions of his employee to the Bismarck Police Department on Sept. 21, 2007. An investigation that took several hundred hours culminated and warrants for Varney's arrest in search by evidence

and to search and seize that car were issued on Dec. 12.

The warrant was carried out the following day. Unable to make head flap out, Venable spent the night in York County Jail in Alfred. She appeared in York District Court on Dec. 13, when she also later Superior Court cases on Dec. 12 and is presently out on bail.

Investigator Det. Robert Perkins has been the primary officer working on the case. According to Perkins, "There became much confusion as to

Then there was a problem with the payment of property taxes to the city. Through this investigation, Fleming said he found numerous discrepancies between bank receipts and the handwritten receipts that Nancy kept in the business' account ledger.

Also, he discovered that much of the cash with which tenants paid their rent was never deposited into the business' account.

Fleming believed that Nancy kept

The Murders
Page 53

Wendy, 44, said she was laid off last October from her job as an administrative assistant at a New Hampshire company. She had been paid only \$12,000 for a cost accounting course she took in 1991. She took the course from her employer, who was a local business coach, said Wendy, 44. Wendy was the office manager for the company, where she was employed for 13 years.

Purchased
Protection Dog

Timber Ridge Farm Puppy Sale Contract

In consideration of the sum of \$500 dollars, Timber Ridge Farm herein called the "seller", does hereby agree to convey to _____, herein after called the "buyer", one German Shepherd puppy, under the following warranties and conditions and no other warranties and conditions either expressed or implied. The price of the puppy shall be paid in the following.

Buyer's Name (s): Tamara Shelton

Address: 19 Cinnamon St. Biddeford ME 04005

Cell phone: 207-282-0000 Email: timberbaby14@gmail.com

Email: timberbaby14@gmail.com

Phone: 518-279-0324 Date: Jan 21, 2018

Puppy Parents: Pat & Bob Gender: M Color: Black

Purchase Price \$500

Deposit _____

Shipping Costs _____

Crate Fee _____

Vet/ Health Cert _____

Airport Trip and Vet Trip Charge _____

Total Due at Delivery \$500

Puppy Picture Packages: You can have a peek inside the nursery. Helen Peppe Photography will record and photograph the litter and FB message or email the images. Once you pick your puppy, give her the collar color, and she will photograph and/or video your puppy for the first eight weeks of his/her life and upload all the pictures on a thumb drive, which she will mail to you after you bring your puppy home. She includes pictures of the parents and various extended family members if possible. Cost is \$50 to \$100 depending on package. facebook.com/helen.peppe and helenpeppe.com 207-400-6010

- 1) That the above described animal is a purebred German shepherd, and may be registered with either/and/or the American Kennel Club, United Kennel Club and/or Schutzhund USA/SV. All puppies are sold with AKC limited registration. The buyer must show seller proof of OFA hip and elbow x-rays as well as earned a title in AKC or any working dog sport to have limited status released to full registration. All puppies are named by the seller for all registration purposes before delivery to buyers.
- 2) The puppy/dog may be returned in the first 30 days after delivery. The buyer shall take the puppy to a veterinarian to be checked within the first seven days of delivery/receipt if at all possible, and failure to do so, is an acceptance of health, anatomical make-up, appearance, and temperament of the puppy. If the condition of the animal has changed in any of the categories stated previously, the seller is relieved of the obligation to return the deposit. Otherwise the full deposit and purchase price will be refunded within 30 days. No shipping charges will be refunded and no shipping charges will be paid by the seller for a replacement puppy. Any

Heartworm taken 1-21-18

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STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)

In re:

ESTATE OF CLAUDETTE SHELTRA,

Deceased

]]
]]
]] PERSONAL REPRESENTATIVE'S REPLY
]] MEMORANDUM IN SUPPORT OF
]] OF MOTION FOR SUMMARY JUDGMENT
]]
]]

NOW COMES Paul Sheltra, Personal Representative for and heir of the Estate of Claudette Sheltra, by and through his undersigned counsel, and submits this reply to Janet CE Sheltra's Answer to Motion Summary Judgment and Response to Paul Sheltra's Objection to Janet Sheltra's Petition for Formal Probate of Will and Appointment of Personal Representative ("Janet Sheltra's Response"). Paul Sheltra's Motion for Summary Judgment on Petition for Admission of Will and Appointment as Personal Representative dated March 21, 2018 (the "Motion") should be granted notwithstanding Janet Sheltra's Response, because: (1) Janet Sheltra has not disputed any of the material facts entitling Paul Sheltra to judgment; (2) Janet Sheltra has not properly supported the facts that she asserts in Janet Sheltra's Response; and, (3) the facts asserted (without proper support) by Janet Sheltra are immaterial to the Motion.

Janet Sheltra has not Disputed the Material Facts

With the Statement of Material Facts supporting his Motion, Paul Sheltra asserted and proved the following facts:

- Claudette Sheltra died on January 15, 2015;
- both Claudette Sheltra's 2006 Will and 2004 Will name Paul Sheltra as Claudette Sheltra's primary appointee to serve as Personal Representative for her Estate;
- Claudette Sheltra's 2006 Will expressly revoked her 2004 Will;

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- on February 20, 2015, the York County Register of Probate admitted the 2006 Will for informal probate and appointed Paul E. Sheltra to serve as Personal Representative for the Estate of Claudette Sheltra; and,
- Janet Sheltra's Petition for Formal Probate of Will or Appointment of Personal Representative or Both (the "Petition") was filed on January 25, 2018.

Janet Sheltra has not contested or disproven any of those material facts; accordingly, all such facts must now be deemed to have been admitted. *See* M.R.Civ.P. 56(h)(2), (4) (facts in a statement of material facts "shall be deemed admitted unless properly controverted"); *see also* Maine Rule of Probate Procedure 56 (M.R.Civ.P. 56 governs in formal probate proceedings).

The material facts that Paul Sheltra has asserted and Janet Sheltra has failed to controvert are sufficient to resolve the Motion in Paul Sheltra's favor. Janet Sheltra failed to bring her Petition within the time permitted by 18-A M.R.S. sec. 3-108(a)(3), which requires that such Petitions must be filed within three years after a decedent's death. The Petition was filed more than three years after Claudette Sheltra's death, and is therefore time-barred. Furthermore, the Petition could not be granted even if it had been timely filed because it seeks the admission of the 2004 Will that was expressly revoked by Claudette Sheltra in her 2006 Will. Finally, Janet Sheltra could not be appointed as Personal Representative for Claudette Sheltra's estate even if her Petition were timely and the 2004 Will had not been revoked, because that 2004 Will (like the 2006 Will) names Paul Sheltra as Claudette Sheltra's primary appointee to serve as Personal Representative for her estate. For these reasons, which are uncontroverted, the Motion should be granted and summary judgment should be entered in Paul Sheltra's favor on the Petition.

Janet Sheltra Asserts Facts Without Proper Support

Janet Sheltra's Response and the accompanying materials include a variety of alleged facts, but those facts are not properly supported as required by M.R.Civ.P. 56. Rule 56(c) & (h) provide that a motion for summary judgment should be determined on the basis of "pleadings,

depositions, answers to interrogatories, and admissions on file, together with affidavits” supporting a “short, and concise statement of material facts.” Any affidavits must “set forth such facts as would be admissible in evidence” and attach “sworn or certified copies of all papers or parts thereof referred to in the affidavit.” M.R.Civ.P. 56(e). Contrary to those requirements, Janet Sheltra has submitted no statement of material facts, and the facts that she does assert are set forth in a variety of unsworn statements or documents that are not properly authenticated and would, in many cases, be inadmissible in evidence. For example, Janet Sheltra submits two statements allegedly provided by her cousins - Andre Boutot and Stephan Boutot – but one of those statements is unsigned and neither of them is a sworn affidavit. Consequently, this Honorable Court should disregard Janet Sheltra’s factual assertions because they are “not supported by . . . record material properly considered on summary judgment.” M.R.Civ.P. 56(h)(4); *see also* M.R.Civ.P. 56(e) (party opposing summary judgment “may not rest upon . . . mere allegations or denials, but must respond by affidavits or as otherwise provided in” Rule 56).

The Alleged Facts Asserted by Janet Sheltra are Immaterial

Janet Sheltra’s Response asserts (without proper support, as detailed above) a variety of facts, many of which disputed by Paul Sheltra. Regardless of the truth or untruth of those alleged facts, it is clear from Janet Sheltra’s Response that she has encountered serious difficulties in her personal life, and the undersigned sympathizes with her plight. However, while many of Janet Sheltra’s factual assertions may be hard to ignore because they are so sensational, they are nevertheless immaterial to the Motion because they do not affect Paul Sheltra’s entitlement to judgment in his favor on the Petition.

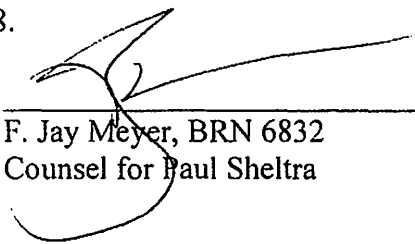
Paul Sheltra is entitled to summary judgment in his favor for three reasons: (1) the Petition is time barred because it was filed more than three years after Claudette Sheltra’s death;

(2) the 2004 Will offered by Janet Sheltra had been revoked; and, (3) both that 2004 Will and Claudette Sheltra's 2006 Will name Paul Sheltra (not Janet Sheltra) as Claudette Sheltra's primary appointee to serve as Personal Representative. None of the facts alleged by Janet Sheltra is material to those bases for summary judgment. At most, Janet Sheltra's allegations (if credited) might be read as supporting her argument that she was afraid of Paul Sheltra for some reason. However, that alleged fear does not excuse her untimely petition because she has shown with her Petition that she was fully able to move forward with legal action in late January, 2018, but not suggested any reason why could she not have done so earlier in compliance with the three year limitations period provided by Section 3-108(a)(3). *Cf. Estate of Chartier*, 866 A.2d 125, 127-28 (Me. 2005) (to overcome time bar for petition to admit will, petitioner must demonstrate lack of timely awareness and notice). And her alleged facts do not in any way disprove Claudette Sheltra's revocation of the 2004 Will, or appointment of Paul Sheltra as personal Representative in both the 2004 Will and 2006 Will. Therefore, although Janet Sheltra's Response might raise eyebrows, it does not establish any basis for denying the Motion.

CONCLUSION

For the foregoing reasons, the Motion should be granted and summary judgment entered in Paul Sheltra's favor on the Petition notwithstanding Janet Sheltra's Response.

Dated at Portland, Maine this 14th day of May, 2018.



F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)

In re:]	
]	<u>PAUL SHELTRA’S REPLY AND</u>
]	<u>OBJECTION TO JANET SHELTRA’S</u>
ESTATE OF CLAUDETTE SHELTRA,]	<u>PETITION FOR REMOVAL OF</u>
]	<u>PERSONAL REPRESENTATIVE</u>
Deceased]	
]	

NOW COMES Paul Sheltra, duly appointed Personal Representative for and heir of the Estate of Claudette Sheltra, by and through his undersigned counsel, and, pursuant to Maine Rules of Probate Procedure 8(a)(2) and 12(a)(3), submits this Reply and Objection to Janet Sheltra’s Petition for Removal of Personal Representative. As more fully set forth below, Petitioner’s Petition for Removal (the “Petition”) should be denied because the Petitioner has stated no legitimate grounds for removal of Paul Sheltra as Personal Representative; rather, it appears that the Petitioner is simply dissatisfied with the terms of the decedent’s will, but such dissatisfaction is not a proper basis for removal of Paul Sheltra as the duly appointed Personal Representative. However, it is apparent from the Petition that a prompt and orderly settlement and distribution of Claudette Sheltra’s estate is in the interests of all parties; accordingly, Paul Sheltra intends to submit a Petition for Order of Complete Settlement of Estate under 18-A M.R.S. sec. 1001 within the near future in order to complete the estate’s administration.

FACTS

Claudette Sheltra was the mother of Petitioner and Paul Sheltra; she died on January 7, 2015. Her estate includes, among other things, the following significant real estate assets: (1) a condominium in Old Orchard Beach; and, (2) a leasehold interest in the Carolina Motel in Old Orchard Beach. Through an *inter vivos* conveyance by Quitclaim Deed dated December 16,

2011 and recorded in the York County Registry of Deeds at Book 16234, Page 837, Claudette Sheltra had already conveyed to Paul Sheltra her partial fee title interest in the Carolina Motel's real estate prior to her death.

On February 20, 2015, this Honorable Court admitted for informal probate the Last Will and Testament of Claudette Sheltra dated March 21, 2006 (the "Probated Will"). At the same time, Paul Sheltra was appointed to serve as Personal Representative for the estate in accordance with the terms of the Probated Will.

The Probated Will provides, among other things, that the Decedent "give[s her] ownership interest in [her] condominium property, located at 215 East Grand Street, Old Orchard Beach, Maine 04064, to [her] daughter, Janet Sheltra, if she survives" the decedent. Probated Will at art. 2. It further provides that the decedent "give[s] the residue of [her] estate to [her] son, Paul E. Sheltra" and "[if her] son fails to survive [her, she] give[s] the residue of [her] estate, in equal shares, to [her] son's surviving issue." *Id.* at art. 3. The residue of Claudette Sheltra's estate includes her leasehold interest in the Carolina Motel. Thus, under the Probated Will, Janet Sheltra is to receive Claudette Sheltra's condominium in Old Orchard Beach and Paul Sheltra is to receive Claudette Sheltra's leasehold interest in the Carolina Motel; as noted above, Paul Sheltra already holds a partial fee title interest in the Carolina Motel's real estate, which was conveyed to him by Claudette Sheltra approximately three years before her death.

THE PETITION

By her Petition, Petitioner seeks the removal of Paul Sheltra as Personal Representative for Claudette Sheltra's estate. As grounds for such removal, Petitioner states as follows:

This is the way my mother wanted it and for all of us to be together with regards to the motel and her sister Claire, my aunt. All 3 of us have ran the motel and

liked doing so there is also a lease on the motel that could be terminated and where a new agreement can be done to where we are all on board again.

And what he has written before him is not what she wanted. She didn't even remember who I was and wasn't allowed to speak to me by undue influence.

Petition at sec. 7.

DISCUSSION

In her petition, Petitioner indicates that she is seeking to revise the terms of the Probated Will because “[t]his is the way [her] mother wanted it” and the terms of the Probated Will are “not what she wanted.” Petition at sec. 7. Specifically, Petitioner suggests that the decedent wanted “for all of us to be together with regards to the motel.” But as outlined above, the Probated Will expressly provides for distribution of the decedent’s leasehold interest in the Carolina Motel to Paul Sheltra. Therefore, Petitioner suggests that Paul Sheltra should be removed as Personal Representative because the terms of the Probated Will vary from what Petitioner believes the decedent wanted with respect to the Carolina Motel.

Mere dissatisfaction with the terms of a duly executed and admitted will is not a legitimate basis for removal of a personal representative. Rather, the governing statute states as follows regarding the proper grounds for removal:

Cause for removal exists when removal would be in the best interests of the estate, or if it is shown that a personal representative or the person seeking his appointment intentionally misrepresented material facts in the proceedings leading to his appointment, or that the personal representative has disregarded an order of the court, has become incapable of discharging the duties of his office, or has mismanaged the estate or failed to perform any duty pertaining to the office.

18-A M.R.S. sec. 3-611(b); *see generally* Estate of Jules L. Voignier, 609 A.2d 704, 707 (Me. 1992). Thus, a personal representative should only be removed “for cause”, Section 3-611(a), and dissatisfaction with the terms of the decedent’s duly executed and admitted will is not among

the causes for removal listed in Section 3-611(b). Petitioner makes no suggestion that Paul Sheltra has engaged in any misrepresentation, disregarded any order of the court, mismanaged the estate or become incapable of discharging his duties.

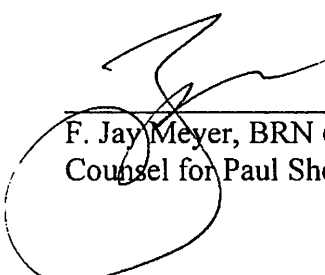
If Petitioner believes that the Probated Will did not accurately state the decedent's wishes, she could have objected to probate of the Probated Will in accordance with 18-A M.R.S. sec. 3-404. She failed to do so. Petitioner should not now use the Petition under 18-A sec. 3-611 as a substitute for such an objection to probate of the Probated Will, particularly where Petitioner has not stated any proper grounds for such removal.

It is Paul Sheltra's desire to complete the administration of Claudette Sheltra's estate in the near future. To that end, he intends to file with this Honorable Court a Petition for Order of Complete Settlement of Estate Under 18-A M.R.S. sec. 3-1001. Denial of the Petition will, among other things, confirm his authority to proceed on that basis.

SUMMARY

For the foregoing reasons, the Petition should be denied.

Dated at Portland, Maine this 13th day of February, 2018.



F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

STATE OF MAINE
YORK, ss

PROBATE COURT
DOCKET NO. 2015-0128(1)(2)

In re:

ESTATE OF CLAUDETTE SHELTRA,

Deceased

] PAUL SHELTRA'S REPLY AND
] OBJECTION TO JANET SHELTRA'S
] PETITION FOR FORMAL PROBATE OF
] WILL AND APPOINTMENT OF
] PERSONAL REPRESENTATIVE
]

NOW COMES Paul Sheltra, duly appointed Personal Representative for and heir of the Estate of Claudette Sheltra, by and through his undersigned counsel, and, pursuant to Maine Rules of Probate Procedure 8(a)(2) and 12(a)(2), submits this Reply and Objection to Janet Sheltra's Petition for Formal Probate of Will and Appointment of Personal Representative (the "Petition"). As more fully set forth below, the Petition should be denied because: (1) it is untimely in that it was filed more than 3 years after Claudette Sheltra's death and more than 12 months after the admission of Claudette Sheltra's will dated March 21, 2006 (the "Probated Will") and appointment of Paul Sheltra as Personal Representative for her estate; (2) Claudette Sheltra's will dated May 6, 2004 offered by Janet Sheltra (the "Prior Will") was revoked prior to Claudette Sheltra's death; and, (3) like the Probated Will, the Prior Will offered by Janet Sheltra appoints Paul Sheltra rather than Janet Sheltra to serve as Personal Representative for the Estate of Claudette Sheltra. However, it is apparent from the Petition that a prompt and orderly settlement and distribution of Claudette Sheltra's estate is in the interests of all parties; accordingly, Paul Sheltra intends to submit a Petition for Order of Complete Settlement of Estate under 18-A M.R.S. sec. 1001 within the near future in order to complete the estate's administration.

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DISCUSSION

The Petition Is Untimely

The Petition is untimely because it was filed more than 3 years after Claudette Sheltra's death and more than 12 months after the informal probate of the Probated Will and appointment of Paul Sheltra as Personal Representative for the Estate of Claudette Sheltra. Pursuant to 18-A M.R.S. sec. 3-108(a)(3), "[a] proceeding to contest an informally probated will and to secure appointment of the person with legal priority for appointment in the event the contest is successful may be commenced within the later of 12 months from the informal probate or 3 years from the decedent's death." By her Petition, Janet Sheltra seeks admission of the Prior Will notwithstanding the prior informal probate of the Probated Will and thus contests the earlier admission of that Probated Will; she also seeks her own appointment as Personal Representative for the Estate of Claudette Sheltra, notwithstanding the prior informal appointment of Paul Sheltra to serve in that role. Therefore, the Petition is subject to the time limits stated in Section 3-108(a)(3) because it contests admission of the Probated Will and seeks Janet Sheltra's appointment as Personal Representative.

The Petition was not made until after the time limits stated in Section 3-108(a)(3) had already expired. Those time limits require that the proceeding initiated by the Petition should have been commenced "within the later of 12 months from the informal probate or 3 years from the decedent's death." Claudette Sheltra died on January 7, 2015, but the Petition is dated January 24, 2018 and was not filed until January 25, 2018; thus, the Petition was not filed within 3 years after Claudette Sheltra's death. The Probated Will was informally admitted to probate, and Paul Sheltra was appointed to serve as Personal Representative for the Estate of Claudette Sheltra, on February 20, 2015; thus, the Petition was not filed within 12 months after such

informal probate. “[I]f a will has been informally probated within the [3 year] period, [Section 3-108(a)(3)] has the effect of making the informal probate conclusive after three years or within twelve months from informal probate, if later.” 18-A M.R.S. sec. 3-108, Uniform Probate Code Comment. In this case, more than 3 years had passed since Claudette Sheltra’s death and more than 12 months had passed since the informal probate of her Probated Will and appointment of Paul Sheltra as personal representative for her estate; consequently, that informal probate and appointment became conclusive prior to the filing of the Petition.

The Prior Will Was Revoked

The Petition seeks admission of the Prior Will into formal probate, but that Prior Will was revoked prior to Claudette Sheltra’s death and is therefore inadmissible in probate. The Prior Will is dated May 6, 2004 whereas the Probated Will is dated March 21, 2006; thus, the Probated Will was made subsequent to the Prior Will. The first paragraph of the Probated Will states as follows:

*I, Claudette Sheltra, of Biddeford, in the County of York, and State of Maine, do hereby make, publish and declare this to be my Last Will and Testament, **hereby revoking all of my former Wills and Codicils.***

(emphasis added). Because the Prior Will predated the Probated Will and the Probated Will revoked all of Claudette Sheltra’s former wills, the Probated Will effectively revoked the Prior Will and such Prior Will is therefore of no further force or effect. *See* 18-A M.R.S. sec. 2-507(a)(1) (will revoked “[b]y a subsequent will which revokes the prior will or part expressly”). Because the Prior Will has been revoked, it cannot be admitted into probate. *Cf.* 18-A M.R.S. sec. 3-410 (“[i]f 2 or more instruments are offered for probate . . . more than one instrument may be probated **if neither expressly revokes the other**” (emphasis added)).

The Prior Will Names Paul Sheltra As Personal Representative

The Petition seeks not only admission of the Prior Will into probate, but also Janet Sheltra's appointment as Personal Representative for the Estate of Claudette Sheltra. However, the Prior Will (like the Probated Will) names Paul Sheltra as Claudette Sheltra's primary choice to serve as Personal Representative for her estate. *See* Prior Will art. 12; Probated Will art. 4. Paul Sheltra is willing to serve in such capacity, and in fact has already been appointed to do so in accordance with the Deputy Register of Probate's findings on February 20, 2015. Accordingly, even if it were appropriate to admit the Prior Will into probate (which Paul Sheltra vigorously disputes), Paul Sheltra rather than Janet Sheltra would be the proper appointee as Personal Representative under the terms of that Prior Will.

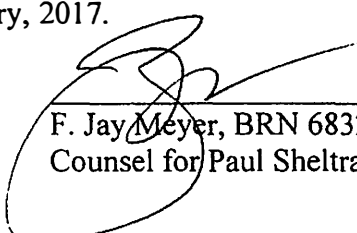
Paul Sheltra Intends to Petition for Complete Settlement of the Estate

It is Paul Sheltra's desire to complete the administration of Claudette Sheltra's estate in the near future. To that end, he intends to file with this Honorable Court a Petition for Order of Complete Settlement of Estate Under 18-A M.R.S. sec. 3-1001. Denial of the Petition will, among other things, confirm his authority to proceed on that basis.

SUMMARY

The Petition should be denied because it is untimely and seeks the admission into probate of a revoked will and the appointment as Personal Representative of a person other than the one named by Claudette Sheltra in both her Probated Will and the Prior Will.

Dated at Portland, Maine this 13th day of February, 2017.


F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

STATE OF MAINE

York COUNTY PROBATE COURT

DOCKET NO. 2015-0128(1)

Estate of: Claudette
Deceased

PETITION FOR REMOVAL OF
PERSONAL REPRESENTATIVE
18-A MRSA §3-611

Attorney for Petitioner

Name

Address

Telephone Number

Maine Bar Registration Number

1. Name of petitioner: Janet Sheltra
29 Graham St
Biddeford ME 04005

2. Address and telephone number of petitioner: (818) 679-0324

3. Interest of petitioner in estate (e.g., heir, devisee, etc.):
other heir

4. List names and addresses of interested parties who must be notified of this proceeding:

Stephan Boutot 100 Ocean Ave. Old Orchard Beach ME 04065
Andre Boutot 100 Ocean Ave. Old Orchard Beach ME 04065
Pierre Boutot 100 Ocean Ave. Old Orchard Beach ME 04065
Paul Sheltra 32 May St. Biddeford ME 04005

5. Name and address of personal representative:

Paul Sheltra
32 May St
Biddeford, ME 04005

6. Date of appointment of personal representative:

2-20-2015

condominium in Old Orchard Beach; and, (2) a leasehold interest¹ in the Carolina Motel in Old Orchard Beach. Paul Sheltra and Janet Sheltra are the sole heirs entitled to distributions under the 2006 Will, which grants the Old Orchard Beach condominium to Janet Sheltra and the residue of the Estate – including the leasehold interest in the Carolina Motel – to Paul Sheltra.

Commencing shortly after his appointment as Personal Representative in February, 2015, and continuing through that summer, Paul Sheltra attempted to work with Janet Sheltra to administer the estate and convey to her the Old Orchard Beach condominium granted to her under the 2006 Will. Janet Sheltra resisted and failed to cooperate with those efforts, apparently out of dissatisfaction that she had not been granted any interest in the Carolina Motel. Because Janet Sheltra has refused to accept the Old Orchard Beach condominium, Paul Sheltra has continued to administer it as an asset of the Estate. He has rented and managed the condominium, and collected its net income; as of February 5, 2018, the Estate was holding \$11,667.04 in such net income from the condominium.

In late January, 2018 – more than three years after Claudette Sheltra’s death – Janet Sheltra filed two petitions with the Court: (1) the Petition for Removal, seeking to remove and replace Paul Sheltra as the Personal Representative; and, (2) the Petition for Probate of Will, seeking the admission of a 2004 will executed by Claudette Sheltra prior to (and revoked by) the 2006 Will. In April, 2018, Paul Sheltra filed the Petition for Complete Settlement.² By order dated May 15, 2018, the Court ruled that the Petition for Probate of Will “is barred by the statute of limitations, however, [Janet Sheltra] may proceed on her Petition [for Removal].” Thus, the Petition for Probate of Will has been denied but the Petition for Removal remains outstanding.

¹ In December, 2011 – more than three years before her death – Claudette Sheltra conveyed to Paul Sheltra her partial fee title interest in the Carolina Motel’s real estate.

² In his Petition for Complete Settlement, Paul Sheltra “reserve[d] the right to seek an award of attorneys’ fees from Janet Sheltra in the event that her [Petition for Removal] and/or [Petition for Probate of Will] are denied.”

The Petition for Complete Settlement is also outstanding, and both of the outstanding petitions have been placed on the Court's trial docket.

In his role as Personal Representative for the Estate, Paul Sheltra has incurred substantial attorneys' fees and costs in connection with Janet Sheltra's Petition for Probate of Will and Petition for Removal, and his Petition for Complete Settlement. Since the filing of Janet Sheltra's two petitions in January, 2018, the Court has conducted (and Paul Sheltra and his counsel have attended) four separate hearings on the parties' respective petitions and various associated motions by both parties. The total amount of attorneys' fees and costs incurred by Paul Sheltra related to such proceedings was at least \$11,111.17 as of September 30, 2018.³

DISCUSSION

Paul Sheltra's attorneys' fees and costs incurred in connection with Janet Sheltra's petitions and his Petition for Complete Settlement should be paid out of Janet Sheltra's portion of the Estate, because those fees and costs were necessary costs of administering the Estate in accordance with the 2006 Will and were incurred in good faith for the Estate's benefit. Janet Sheltra's petitions, and her longstanding failure to cooperate in the Estate's administration, have resulted in unnecessary costs and delay for both parties and therefore the interests of justice require that the fees and costs in question should be paid from her portion of the Estate.

Paul Sheltra has incurred the attorneys' fees and costs at issue in good faith for the benefit of the Estate, as required for an allowance of fees pursuant to 18-A M.R.S. sec. 1-601. *See generally* Estate of Wright, 637 A.2d 106, 110 & n. 5 (Me. 1994) (*citing and quoting* Estate of Voignier, 609 A.2d 704, 708 (Me. 1992); Estate of Brideau, 458 A.2d 745, 748 (Me. 1983)).

³ As suggested by the Court, Paul Sheltra's counsel is prepared to submit an affidavit detailing Paul Sheltra's attorney's fees at the appropriate time.

The 2006 Will (which controls the Estate's administration as determined by this Court) conclusively states Claudette Sheltra's wishes for distribution of her Estate, and nominates Paul Sheltra to serve as its Personal Representative. By her Petition for Probate of Will and Petition for Removal, Janet Sheltra seeks to subvert Claudette Sheltra's wishes – as set forth in the 2006 Will – with respect to: (1) distribution of Estate assets including in particular a leasehold interest in the Carolina Motel; and, (2) Paul Sheltra's service as Personal Representative. In contrast, Paul Sheltra's Petition for Complete Settlement seeks to complete his administration of the Estate through approval of a distribution of Estate assets in accordance with the 2006 Will, despite Janet Sheltra's efforts to prevent and delay such distribution. Thus, Paul Sheltra's opposition to Janet Sheltra's petitions, and his effort finally to settle the Estate through the Petition for Complete Settlement, have been undertaken in good faith for the Estate's benefit in order to effectuate Claudette Sheltra's wishes as set forth in the 2006 Will. Because he has incurred the costs and attorneys' fees at issue in good faith for the Estate's benefit, he is entitled to allowance of those costs and attorneys' fees pursuant to Section 1-601. See Estate of Marquis, 822 A.2d 1153, 1159 (Me. 2003); Estate of Wright, 637 A.2d at 110; Estate of Brideau, 458 A.2d at 747-48; see also Estate of Stowell, 636 A.2d 440, 442 (Me. 1994); Estate of Voignier, 609 A.2d at 708.

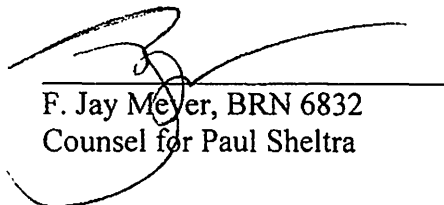
Justice requires that the costs and attorneys' fees at issue be allowed out of Janet Sheltra's portion of the Estate. Cf. 18-A M.R.S. sec. 1-601 ("costs may be allowed . . . as justice requires"). Paul Sheltra and Janet Sheltra are the sole heirs entitled to distributions from the Estate, so an allowance of costs and attorneys' fees out of the estate in gross would have the effect of imposing upon Paul Sheltra – personally – a significant share of the costs resulting from Janet Sheltra's petitions and obstruction of the Estate's administration. Such an allocation of costs would be fundamentally unjust because it would reward Janet Sheltra (and punish Paul

Sheltra) for her own recalcitrance. *See, e.g., Estate of Ricci*, 827 A.2d 817, 826 (Me. 2003). The net income from the Old Orchard Beach condominium, which has been collected through Paul Sheltra's diligent administration of the Estate, provides a convenient and appropriate source for payment of the costs and attorneys' fees at issue. Under the present circumstances, justice requires that those costs and attorneys' fees be allowed out of Janet Sheltra's portion of the Estate so that Paul Sheltra does not bear them personally.

CONCLUSION

For the foregoing reasons, this Honorable Court should grant Paul Sheltra's Motion for Allowance of Costs Including Attorneys' Fees and allow payment – from Janet Sheltra's portion the Estate – of Paul Sheltra's costs and attorneys' fees incurred in connection with Janet Sheltra's petitions and his Petition for Complete Settlement.

Dated at Portland, Maine this 5th day of October, 2018.


F. Jay Meyer, BRN 6832
Counsel for Paul Sheltra

TROUBH HEISLER, P.A.
511 Congress Street, Suite 700
P.O. Box 9711
Portland ME 04104-5011
(207) 780-6789

NOTICE

Matter in opposition to this motion pursuant to M.R.Civ.P. 7(c) must be filed not later than 21 days after the filing of the motion unless another time is provided by the Maine Rules of Civil Procedure or set by the court. Failure to file timely opposition will be deemed a waiver of all objections to the motion, which may be granted without further notice or hearing.

STATE OF MAINE
YORK COUNTY, SS

PROBATE COURT
ALFRED
NO 2015-0128

ESTATE OF
CLAUDETTE SHELTRA

OPPOSITION TO MOTION
FOR ALLOWANCE OF COSTS
AND ATTORNEY FEES

NOW COMES Janet Sheltra, through counsel, and represents as follows:

1. This matter is presently scheduled for Mediation.
2. Janet Sheltra has acted in good faith throughout these proceedings and therefore opposes the Motion to allow costs and attorney fees.
3. Costs and attorney fees should at least be delayed until final hearing and addressed at that time.

WHEREFORE, Janet Sheltra opposes Motion of Paul Sheltra to allow costs including attorney fees.

Date: October 19, 2018

Respectfully submitted,

/s/Andrews B. Campbell # 1344

Andrews Bruce Campbell
Attorney for Janet Sheltra

ANDREWS BRUCE CAMPBELL, P.A.
919 Ridge Road, P.O. Box 119
Bowdoinham, ME 04008
207-666-5601
abc@207legal.com

1 THE COURT: Right.

2 MR. MEYER: I do not intend to call them as witnesses.

3 THE COURT: All right. Do you want to address whether
4 they should be present or not?

5 MR. MEYER: Well, they've -- they've expressed a desire
6 to be here.

7 THE PETITIONER: Well --

8 THE COURT: All right.

9 THE PETITIONER: -- that's nice, but I don't want them to
10 be here. It --

11 THE COURT: All right. So --

12 THE PETITIONER: -- has nothing to do with them.

13 MR. CAMPBELL: We object, in other words.

14 THE COURT: -- so -- no, I understand the objection. But
15 these are public proceedings so I'm going to allow them
16 remain. They're not going to be able to call -- be called as
17 witnesses, okay?

18 So it's my understanding we've had -- it's kind of a
19 meeting in -- in chambers or in the conference room before
20 this proceeding. I've entered an order on the motion in
21 limine. You both have that order, correct?

22 MR. CAMPBELL: Yes, Your Honor.

23 THE COURT: Okay. And so where are we now, Attorney
24 Campbell? Are you proceeding on your petition for removal?

25 MR. CAMPBELL: Your Honor, after long consideration and

1 really with the mind of saving time for the Court and
2 counsel -- although if it takes -- we really didn't know until
3 we got your ruling, we -- which although we might not agree,
4 clearly restricts the testimony to matters that occurred or an
5 impact on the period of administration after death. Although
6 that would allow testimony as to ill will between the parties,
7 that would have to be -- we'd have the burden of proof on
8 that, and it would not be as to the cause for the ill will,
9 just the fact of the ill will. And considering if we won, we
10 would probably have to have an independent -- another personal
11 representative.

12 In view of all the factors and the -- for efficiency of
13 judicial administration, we're withdrawing at this time the
14 motion to remove the personal representative.

15 THE COURT: All right.

16 MR. CAMPBELL: Although we believe it was -- I believe
17 it -- it was -- I didn't file it, but I think it was filed in
18 good faith. But the anticipated rulings especially suggest
19 that it's just -- it's not going to produce any benefit for
20 any party to have it heard. Just --

21 THE COURT: All right. So I'm going to indicate that
22 that's going to be dismissed, and then I'll sign that.

23 And so that leaves us with the mo -- the petition for
24 complete settlement. Attorney Meyer, do you want to call your
25 first witness on that?

1 Q -- and didn't have any problems.

2 MR. CAMPBELL: I think that's -- although we have
3 (indiscernible) on this early in this court before this
4 particular motion. So that's -- that's it.

5 THE WITNESS: All right.

6 THE COURT: Anything from that, Attorney Meyer?

7 MR. CAMPBELL: Do we want to address the motion for
8 attorney's fees right now, too?

9 MR. MEYER: Well, at -- so I'm going to do a little
10 redirect with --

11 MR. CAMPBELL: Okay.

12 MR. MEYER: -- with Paul.

13 MR. CAMPBELL: Sure.

14 MR. MEYER: And then we'll do -- if you'd grab Mich --
15 Michelle? Thank you.

16 Thank you, Your Honor.

17 THE COURT: Yup.

18 REDIRECT EXAMINATION BY MR. MEYER:

19 Q I'm going to be very, very brief, Paul. First of all,
20 you were asked about clothing -- I think it's for
21 Janet's clothing or her personal effects, you know,
22 memorabilia, and things like that, the yearbooks. If
23 any of that was in your -- you and your mother's house
24 at 32 Main Street, have you removed any of that?

25 A No, I haven't.

1 Q Haven't disposed of any of it?

2 A No, I haven't.

3 Q Okay. So it would still be there?

4 A It would still be there.

5 Q Okay. Do you still have Exhibit 12 there? Ex --

6 Exhibit 12? You were looking at that before. I'll

7 sh -- I'll show you a copy of Exhibit 12. And do -- is

8 it correct that on the first page of that it has rent

9 for the Monarch Center?

10 A Yes, it does.

11 Q Okay. And that was your mother's nursing home?

12 A Yes.

13 Q And is there also a payment there for Omnicare?

14 A Yes.

15 Q Okay. And may I see it, I don't know if there was --

16 and there's also payment for Concord Group Insurance;

17 is that right?

18 A Yes.

19 Q Okay. Thank you. You -- on -- on your

20 cross-examination you were asked about the Cadillacs.

21 When -- first -- first of all, there's two of them.

22 When were the last times that were out on the road --

23 run on the -- on the road?

24 A The last time the '94 Cadillac was on the road was

25 2009, and the last time the 1966 was on the road was

1 1987.

2 Q Okay. So they haven't -- they haven't been operated on
3 the road for --

4 A No.

5 Q -- for a while?

6 A No.

7 Q And regarding the condition of the condo, the condo is
8 still rented at this time; is that right?

9 A Yes, it is.

10 Q Okay. And is there a provision in the lease for the
11 condition when the tenant vacates; would -- do -- do
12 you know?

13 A Ye -- that it should -- it sh -- I believe that it
14 should be in the same condition minus normal wear and
15 tear.

16 MR. MEYER: Okay. Thank you. That's all I have. Thank
17 you, Paul.

18 THE WITNESS: Thank you.

19 THE COURT: Anything from that?

20 MR. CAMPBELL: No, Your Honor.

21 THE COURT: Okay.

22 MR. MEYER: You're all set.

23 THE COURT: You can step down, Paul.

24 THE WITNESS: Thank you.

25 THE COURT: Attorney Meyer, do you have another witness?

1 MR. MEYER: One more.

2 I would like to call Michelle Laverriere. We've got a
3 seat of honor right there for you.

4 MS. LAVERRIERE: Thank you.

5 THE COURT: Michelle, can you raise your right hand for
6 me?

7 MS. LAVERRIERE: Sure.

8 THE COURT: Do you swear or affirm the testimony you're
9 about to give is the truth, the whole truth, and nothing but
10 the truth?

11 MS. LAVERRIERE: Yes.

12 THE COURT: All right. Thank you.

13 MICHELLE LAVERRIERE, HAVING BEEN DULY SWORN, TESTIFIED
14 AS FOLLOWS:

15 DIRECT EXAMINATION BY MR. MEYER:

16 Q Just for the record, Ms. Laverriere, could you give
17 your full name?

18 A Michelle Laverriere.

19 Q Okay. And what's your current employment?

20 A I'm a property manager.

21 Q Okay. And where is your office located?

22 A I work from a home office.

23 Q Okay. In?

24 A Arundel, sorry.

25 Q In Arundel?

1 A Yeah.

2 Q Okay. No, that's okay. And have you -- have you been
3 in the property management business for a while?

4 A 25 years.

5 Q Okay. And so what is that property management work
6 that you do? What does that include?

7 A Well, I do some full-service management where I do
8 everything for clients, but primarily, my main business
9 is renting empty units for people.

10 Q Okay. At one time, did you do condominium management
11 where you were actually managing the physical
12 condominiums?

13 A I have, yes.

14 Q Okay.

15 A I spent about five years doing condo management, but my
16 rental business got much larger, and so I focus on that
17 primarily now.

18 Q Okay. And do you have a business relationship with
19 Paul Sheltra?

20 A Yes, I do.

21 Q And could you describe what that is?

22 A Yeah, I rent all his empty units for him.

23 Q Okay. And these would be empty units primarily in
24 Biddeford; is that right?

25 A Yup.

1 Q Okay. Did you also, at one time, provide assistance to
2 him in renting a condominium on Grand Avenue in Old
3 Orchard Beach?

4 A Yes, I did.

5 Q And could you describe what you did for that?

6 A Sure. What I -- what I do for all the properties, I
7 advertise the unit and you -- you do tenant screening,
8 and -- and showings, and I'll do the background credit
9 checks, do the leasing, and then -- then pack it to
10 Paul. So yeah.

11 Q Okay. And so did you, in fact, find a tenant for
12 that --

13 A Yes.

14 Q -- condo?

15 A Yes.

16 Q And how much did you charge to do that?

17 A 500.

18 Q Okay. Is that a standard compensation?

19 A No, Paul has a lot of units, so I -- I give him a
20 better rate than -- than most of my other clients.

21 Q Okay. So because of the size of the relationship, he
22 gets a favorable rate?

23 A Yes.

24 Q Okay. And the tenant that you found for the Old
25 Orchard Beach condominium, do you know what the rent

1 was that they -- they were paying?

2 A Yup, I think it was 1,100. Yup, 1,100.

3 Q And you're familiar with that condominium? Have you
4 actually seen it?

5 A Yes. Yup.

6 Q And is -- based upon your experience in the -- property
7 management and rental brokerage, is that a fair rent
8 for that unit?

9 A Well, I know some of the units go for more, but they're
10 also really high-end units. There's different types of
11 units in there. And then also, this unit costs a lot
12 to heat. It's above a parking lot, so the -- the floor
13 underneath is very cold, and it's electric heat. So we
14 have to -- we had to kind of modify the rent because of
15 that.

16 Q Okay. So that would reduce the fair rent for the
17 property?

18 A Yeah. Yup. So they -- they pay like \$2,500 a year for
19 the electric heat in that unit.

20 Q Okay. So again, your opinion, was that a reasonable
21 rent that you were able to negotiate --

22 A Definitely.

23 Q -- for that condo?

24 A Yup.

25 MR. MEYER: Okay. I have nothing else. Thank you.

1 THE COURT: All right.

2 THE WITNESS: Sure.

3 THE COURT: Anything from that, Attorney Campbell?

4 MR. CAMPBELL: No, I don't believe -- I don't have any
5 objection to that.

6 THE COURT: All right. You can step down, ma'am.

7 THE WITNESS: Okay.

8 THE COURT: All right. Any other witnesses, Attorney
9 Meyer?

10 MR. MEYER: I have no more.

11 THE COURT: And Attorney Campbell, any witnesses for you?

12 MR. CAMPBELL: No, sir.

13 THE COURT: All right. So I think what I'd like to do is
14 bring lawyers in chambers again, and talk to them about how
15 the order's going to look. And we'll -- we'll then enter that
16 order on the --

17 MR. CAMPBELL: Well -- well --

18 MR. MEYER: Judge -- well, if I may, just for the record?
19 So what -- we have a pending motion for fees, and I -- I -- I
20 assume that that will be dealt with at the -- be put in the
21 affidavit, I can certainly supplement that. But just to --
22 this is just for me to record for the record that we are, you
23 know, maintaining that motion.

24 THE COURT: Yup.

25 MR. CAMPBELL: And those affidavit for fees will be open

1 to review?

2 MR. MEYER: Correct.

3 THE COURT: All right. And so we'll discuss exactly what
4 the specific order from the Court's going to look like, but
5 essentially it's going to be something like -- as we've
6 discussed, is providing an accounting within a certain number
7 of days, which would include the attorney's fees, a response
8 after a certain number of days indicating the specific
9 objections, if any, to the accounting, including the fees.
10 And then we'll talk about some of the other specifics in
11 chambers also, okay?

12 MR. CAMPBELL: Which exhibit is that again?

13 MR. MEYER: I think it was 59 --

14 THE COURT: Well, I think it's 59. Yeah.

15 MR. MEYER: -- was the affidavit.

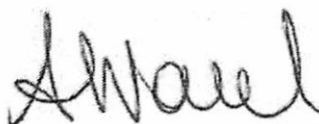
16 THE COURT: All right. Let's go check my book.

17 (Hearing concluded at 12:44 p.m.)
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CERTIFICATION

I HEREBY CERTIFY, that the foregoing, pages 1 through 42,
is a true transcript of a CD recorded on Friday, February 22,
2019, at the York County Probate Court located at Alfred,
Maine, of the case entitled, IN THE ESTATE OF CLAUDETTE
SHELTRA, to the best of my professional skills and abilities.

September 26, 2019



Alyssa Ward
Court-Approved Transcriber

LAST WILL AND TESTAMENT
OF
CLAUDETTE SHELTRA




I, Claudette Sheltra, of Biddeford, in the County of York, and State of Maine, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all of my former Wills and codicils.

After the payment of my just debts, funeral charges and expenses of administration, I dispose of my estate as follows:

Article 1: I give all my tangible personal property including, without limitation, clothing, jewelry, books, furniture, dishware, silverware, works of art, automobiles, boats, and other articles of personal or household use or ornament as follows:

A. My Personal Representative shall first distribute those items of tangible personal property specifically referred to in a separate memorandum addressed to the Personal Representative which I have prepared or may prepare, pursuant to Section 2-513 of the Maine Probate Code, to the person or persons and in the manner set forth in the memorandum; and

 B. I give the balance of my tangible personal property, or all of my tangible personal property if I have left no such memorandum, to my son, Paul E. Sheltra, if he survives me. If my son predeceases me, I direct my Personal Representative to dispose of the balance of my tangible personal property by sale or otherwise, as my Personal Representative determines appropriate. The net proceeds of any such sale shall form part of the residue of my estate.

Article 2: I give my ownership interest in my condominium property, located at 215 East Grand Street, Old Orchard Beach, Maine 04064, to my daughter, Janet Sheltra, if she survives me.

Article 3: I give the residue of my estate to my son, Paul E. Sheltra. If my son fails to survive me, I give the residue of my estate, in equal shares, to my son's surviving issue.


Article 4: I appoint Paul E. Sheltra to be the Personal Representative of my estate. If he is unable or unwilling to serve or to continue to serve, then I appoint Janet Sheltra to serve as successor Personal Representative in his stead. I direct that any Personal Representative named in this Will, or appointed as provided in this Will, shall serve in that capacity without being required to furnish bond or surety.

Article 5: The Personal Representative shall have all of the powers conferred by the Maine Probate Code with regard to my estate and in addition shall be authorized to sell any property without first giving notice to any person succeeding to an interest therein; to borrow money for any purpose, upon such terms and giving as security therefor such assets of my estate as the Personal

Representatives shall determine; and to make any distribution in kind or in money in pro rata or non-pro rata shares, at values as of the date or dates of distribution.

Article 6: In case any portion of my estate becomes payable to a person under age twenty-one (21), under a legal disability, or to a person not adjudicated incompetent but who, by reason of illness or mental or physical disability, is in the opinion of the Personal Representative unable to administer such amount properly, then such amount may be paid out in one or more of the following ways as the Personal Representative deems appropriate:

- A. Directly to such beneficiary;
- B. To the legally appointed guardian or conservator of such beneficiary, or to a custodian for such beneficiary under the Uniform Transfers to Minors Act;
- C. To a relative or friend of such beneficiary for the care, support and education of such beneficiary; or
- D. By using such amounts directly for such beneficiary's care, support, education, and welfare.

 Article 7: If any beneficiary under this Will fails to survive me for thirty (30) days, then for the purposes of this Will such beneficiary shall be deemed not to have survived me.

Article 8: I direct that all estate, inheritance, succession, excise, and other death taxes due because of my death, including any interest and penalties on such taxes, shall be apportioned among the beneficiaries of my probate and non-probate property in accordance with Section 3-916 of the Maine Probate Code, except that any such tax attributable to any devise under this will shall be payable from the residue of my estate.

Article 9: For all purposes of this instrument, the words "child" and "issue" (in both singular and plural forms) are meant to include any person who would qualify for purposes of intestate succession as a child of his or her parent under the laws of the parent's domiciliary estate, whether born before or after the execution of this instrument. Further, if under any provision of this Will any property is devised to or directed to be paid or distributed to or divided into shares for the benefit of my issue or the issue of any other person, such devise, payment, distribution or division shall take effect and be made per stirpes.

Article 10: I declare that I am a widow and that I have two (2) adult children, Janet Sheltra and Paul E. Sheltra.

IN TESTIMONY WHEREOF, I, Claudette Sheltra, the Testatrix, on this 21st day of March, 2006, have set my hand and seal and, being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament and that I sign it willingly, as my free and voluntary act, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Claudette Sheltra
Claudette Sheltra

We, Nelson A. Toner and Jeffrey S. LaCourse, the witnesses, being first duly sworn, do hereby declare to the undersigned authority that the Testatrix has signed and executed this instrument as her Last Will and Testament and that she signed it willingly, and that each of us, in the presence and hearing of the Testatrix and of each other, signed this Will as witness to the Testatrix's signing, and that to the best of our knowledge the Testatrix is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

WITNESS:

ADDRESS:

Nelson A. Toner Portland, ME

Jeffrey S. LaCourse South Portland, ME

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

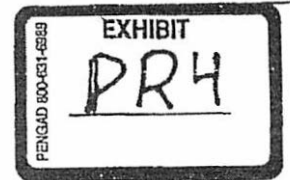
Subscribed, sworn to and acknowledged before me by Claudette Sheltra, the Testatrix, and subscribed and sworn to before me by Nelson A. Toner and Jeffrey S. LaCourse, the witnesses, this 21st day of March, 2006.

Nancy K. Neely
Notary Public:
Date:
My Commission Expires:

NANCY K. NEELY
Notary Public, Maine
My Commission Expires December 19, 2007

000102

Initials



A WRITTEN STATEMENT OR LIST OF TANGIBLE PERSONAL PROPERTY
SUPPLEMENTING THE LAST WILL AND TESTAMENT OF
CLAUDETTE J. SHELTRA

PURSUANT TO TITLE 18-A M.R.S.A. REVISED STATUTES
ANNOTATED SECTION 2-513

<u>ITEM</u>	<u>NAME OF RECIPIENT</u>
1. My 5 carat Diamond Engagement ring and wedding ring given to me by her father, Paul E. Sheltra, Sr.	Janet C. E. Sheltra
2. My Emerald and 2 pear shaped diamonds from CWT, used as a wedding ring	Janet C. E. Sheltra
3. One bangle bracelet "Flutotwist"	Janet C. E. Sheltra
4. One 14 K-S bracelet	Janet C. E. Sheltra
5. Any other jewelry of worth that I may purchase in the future	Janet C. E. Sheltra

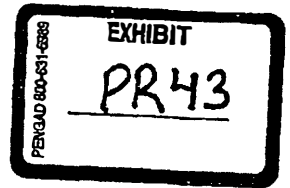
Date 5/6/04


Signature

This Memorandum can be used only for disposal of tangible property and cannot be used for disposal of real estate, securities or cash.

It must be signed in your own handwriting.

000103



STATE OF MAINE
YORK, ss.

RECEIVED STATE OF MAINE

SUPERIOR COURT
DOCKET NO: RE-08-139

10 DEC 19 P 12:06

JANET C.E. SHELTRA, of Studio City,)
Los Angeles County, California,)

Plaintiff)

v.)

PAUL E. SHELTRA, JR., of Biddeford,)
York County, Maine,)

and)

SHELTRA REALTY, LLC, a Maine)
Limited Liability Company with a)
principal office in Biddeford,)
York County, Maine)

Defendants)

COMPLAINT/PETITION TO
PARTITION

(TITLE TO REAL ESTATE INVOLVED)

COUNT I
PARTITION

NOW COMES, the Plaintiff, JANET C.E. SHELTRA, by and through her attorney, Jeffrey W. Jones, of Jones and Warren, P.A., and complains against the Defendants as follows:

1. Plaintiff is a resident of Studio City, County of Los Angeles, and State of California.

2. Defendant, Paul E. Sheltra, Jr., is a resident of Biddeford, County of York, and State of Maine.

3. Defendant, Sheltra Realty LLC is a Maine Limited Liability Company with a principal place of business in Biddeford, County of York, and State of Maine.

4. This action concerns numerous properties located in Biddeford, York County, Maine and further described in attached Exhibit A.

688104

5. Plaintiff, Janet C.E. Sheltra and Defendants, Paul E. Sheltra Jr., and Sheltra Realty, LLC, are the owners of the property, as tenants in common, being devisees under the Will of their deceased father, Paul E. Sheltra, who became deceased on November 4, 1968, testate, York County Probate Court Docket No. 84378.

6. The relationship between the Plaintiff and Defendants has deteriorated and the Plaintiff is unwilling to continue in ownership of the subject premises with the Defendants.

7. The subject premises represent numerous lots with buildings thereon. Because of this fact, a physical partition of the subject premises is not practicable.

WEREFORE, Plaintiff requests, pursuant to Title 14 M.R.S.A §6051, that the Court equitably partition the subject premises and award the Plaintiff her costs and reasonable attorney's fees.

COUNT II
LEGAL PARTITION

8. Plaintiff repeats and realleges each of the allegations contained in Paragraphs 1 through 7 above, as if more fully set forth herein.

9. Plaintiff is a tenant of the property and is entitled to a legal partition pursuant to 14 M.R.S.A. §6051 et. seq.

WHEREFORE, Plaintiff requests that this Court order the partition of the above-described subject premises according to the respective rights and interests of the parties to the action; order reasonable attorneys' fees incurred by Plaintiff in the prosecution of this action for the benefit of the parties to this action; and such further relief as this Court may deem just and appropriate.

COUNT III
EQUITABLE PARTITION

10. Plaintiff repeats and realleges each of the allegations contained in Paragraphs 1 through 9 above, as if more fully set forth herein.

WHEREFORE, Plaintiff requests that there be an equitable partition of Defendants' property; that the Court determine the proportionate value of the property allocated to the shares of the Plaintiff and Defendants; that the Court order the sale of the property, distributing the proceeds in accordance with the determination; and grant the Plaintiff such other and further relief as the Court deems proper.

COUNT IV
LEGAL AND EQUITABLE ACCOUNTING

11. Plaintiff repeats and realleges each of the allegations contained in Paragraphs 1 through 10 above, as if more fully set forth herein.

12. For an extended period of time, Defendants controlled all the income from the properties.

13. Defendants have not paid profits to the Plaintiff, nor have given any accounting to the Plaintiff for the monies received from tenants.

14. Defendants have appropriated monies of the Plaintiff without the permission or consent of the Plaintiff.

15. There is a fiduciary relationship between the parties as owners of property.

16. An accounting is necessary to establish what monies are owed by the Defendants, as well as what monies were paid by the Plaintiff to the Defendants during the term of their relationship.

WHEREFORE, Plaintiff requests this Court to Order an accounting and that Plaintiff be awarded judgment against the Defendants in the amount shown by the accounting to be owing to the Plaintiff.

COUNT V
CONSTRUCTIVE TRUST

17. Plaintiff repeats and realleges each of the allegations contained in Paragraphs 1 through 16 above, as if more fully set forth herein.

18. Upon the death of Paul E. Sheltra, property and money was left to his two children the Plaintiff, Janet C.E. Sheltra

and the Defendant, Paul E. Sheltra, Jr.

19. From the distribution of the Estate of Paul E. Sheltra, money was used by Claudette J. Sheltra to purchase land and receive a deed to property located on South Street, Biddeford. Now known as 9 Southview Drive.

20. On September 17, 2004, Claudette J. Sheltra deeded her interest in this property to Paul E. Sheltra, Jr. See attached Exhibit B.

21. This transfer was the result of undue influence imposed upon Claudette J. Sheltra by Paul E. Sheltra, Jr.

WHEREFORE, Plaintiff requests that this Court impose a Constructive Trust regarding this parcel of land outlined in Exhibit B in favor of the Plaintiff, Janet C.E. Sheltra.

COUNT VI
ABUSE OF FIDUCIARY CONFIDENTIAL RELATIONSHIP

22. Plaintiff repeats and realleges each of the allegations contained in Paragraphs 1 through 21 above, as if more fully set forth herein.

23. A confidential relationship existed between Paul E. Sheltra, Jr. and his mother, Claudette J. Sheltra, at the time of the transfer.

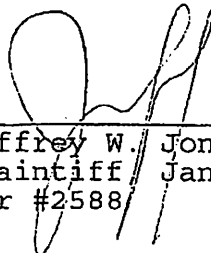
24. Claudette J. Sheltra placed trust in her son, Paul E. Sheltra, Jr.

25. Defendant, Paul E. Sheltra, Jr., abused his trust and breached his fiduciary duty in having Claudette J. Sheltra deed

this property to him alone without adding the Plaintiff's name on the deed.

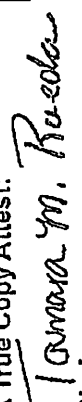
WHEREFORE, Plaintiff requests that a Constructive Trust be imposed for the benefit of the Plaintiff.

Dated at Scarborough, Maine, this 4th day of December, 2008.



Jeffrey W. Jones, Attorney for
Plaintiff Janet C.E. Sheltra
Bar #2588

A True Copy Attest:


Clerk

JONES & WARREN, P.A.
243 U.S. Route One
Scarborough, ME 04074
207-883-4167

EXHIBIT A

27-29 STATE STREET

A certain lot or parcel of land with the buildings thereon, situated on the South-easterly side of State Street in Biddeford, York County, Maine, bounded and described as follows:

Commencing at a point on said side of said Street at the northerly corner of land now or formerly of William A. Chadbourne; thence northeasterly by said Street seventy (70) feet to a corner; thence southeasterly parallel with the northeasterly sideline of said Chadbourne land one hundred (100) feet to Quimby Street; thence southwesterly by said Quimby Street and parallel with State Street seventy (70) feet to said Chadbourne land; thence northwesterly by said Chadbourne land one hundred (100) feet to the point of beginning.

Being the same premises conveyed by deed of James B. O'Sullivan to Paul E. Sheltra dated March 25, 1944 and recorded in the York County Registry of Deeds in Book 1013, Page 485.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as

devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

50 GRAHAM STREET

A certain lot or parcel of land together with the buildings thereon situated in the City of Biddeford, on the corner of Birch and Graham Streets and bounded as follows:

Beginning at an iron rod in the ground at the Northwest corner of said lot of land; thence Southwesterly by said Graham Street to an iron rod in the ground on the side line of a reserved street; thence Southeasterly by said reserved street to land now or formerly of the City of Biddeford, used for school purposes; thence Northeasterly by said City of Biddeford land to said Birch Street; thence Northwesterly by said Birch Street to the point of beginning. Said lot of land measures one hundred fifty (150) feet on Graham Street and one hundred three and 5/10 (103.5) feet on Birch Street.

Also another certain lot or parcel of land with the buildings thereon situated on Graham and Mason Streets in said Biddeford, bounded and described as follows:

Beginning at a hole drilled in the curb stone at the corner of said streets; thence southwesterly by said Graham Street one hundred three and 8/10 (103.8) feet to an iron rod in the ground at the corner of land now or formerly of one Jones; thence northwesterly one hundred (100) feet to land now or formerly of the heirs of Horace Piper and to an iron post in the ground one hundred and two (102) feet from said Mason Street; thence northeasterly by land of said Piper heirs to said Mason Street; thence southeasterly by said Mason Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed by deed of Lee A. Charbonneau and Lena G. Charbonneau to Paul E. Sheltra dated September 26, 1953 and recorded in said Registry in Book 1241, Page 62.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr. as devisees under his Will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

30-32 MAY STREET

A certain lot or parcel of land with the buildings thereon situated in said Biddeford, bounded and described as follows:

Beginning at a point in the northeasterly sideline of land conveyed by Clifford M. Cheney to one Leo Simensky, said point being 147.26 feet northwesterly from the northwesterly sideline of

May Street, measured along said Simensky's sideline; thence northwesterly by said Simensky's land 116.83 feet to land now or formerly of one Murphy; thence northeasterly by said Murphy land, said line making an included angle of $90^{\circ} 53'$ with the last described line, 28.73 feet to an iron pipe driven into the ground; thence southeasterly by said Murphy land 25 feet to an iron pipe driven into the ground; thence northeasterly by said Murphy land 119.25 feet to an iron pipe driven into the ground; thence southeasterly by other land of Eleanor G. Jacobs 73.10 feet to an iron pipe driven into the ground; thence southwesterly by other land of said Jacobs and by a line which passes 2 feet southeasterly from and parallel to the southeasterly face of a concrete retaining wall standing on the land hereby conveyed and which makes an included angle of $109^{\circ} 33'$ with the last described line, 119.17 feet to the point of beginning, said last described line making an included angle of $89^{\circ} 03'$ with the last described line above.

Together with a right of way 12 feet wide over a strip of land on other land of Jacobs from the above described lot to said May Street, the center line of said 12-foot strip being bounded and described as follows:

Beginning at a point in the next to last described line above, which is 44.06 feet northwesterly from the southeasterly end of said line; thence easterly by a line which makes an angle of $76^{\circ} 07'$ with the southeasterly portion of said next to last described line above, 56.80 feet to a point which is 32.29 feet southerly from the southerly corner of the block of garages standing on said other land of Jacobs and being 42.48 feet westerly from the corner board at the westerly corner of "The Mayfair", so-called, being the rear apartment building standing on said other land of Jacobs; thence southeasterly by a line deflecting to the right by an angle of $59^{\circ} 59'$ with the last described line 100.27 feet to a point which is 10.30 feet southwesterly from the underpinning at the westerly corner of "The Andrews Apartments", so-called, being the front apartment building standing on said other land of Jacobs, and being in the line of the northwesterly side of the main part of said Andrews apartment if produced southwesterly; thence southeasterly by a line deflecting to the left by an angle of $5^{\circ} 25'$ from the last described line 57.43 feet to a point on the northwesterly side of May Street which is 175.43 feet northeasterly from the easterly corner of said Simensky's land, measured along said street.

Also, one other certain lot or parcel of land situated in said Biddeford, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northwesterly side of May Street at the easterly corner of land now or formerly of one Simensky; thence northwesterly by said Simensky's land and making an included angle of $90^{\circ} 52'$ with said May Street one hundred forty-seven and $26/100$ (147.26) feet to an iron pipe driven into the ground at land of Jacobs conveyed above; thence northeasterly by said land of Jacobs and making an included angle of $89^{\circ} 03'$ with the last described line one hundred eleven and $4/100$ (111.04) feet to an iron pipe driven into the ground and other land of Jacobs, said line passes two (2) feet southeasterly of and parallel to the southeasterly face of a concrete retaining wall standing on said land of Jacobs; thence southeasterly by other land of Jacobs and making an included angle of $90^{\circ} 05'$ with the last described line one hundred forty-six and $88/100$ (146.88) feet to an iron pipe driven into the ground on the northwesterly side of said May Street; thence southwesterly by said May Street

and at right angles to the last described line one hundred two and 80/100 (102.80) feet to the point of beginning.

Subject to the building restrictions contained in deed, Clifford M. Cheney to Leo L. Simensky and Fay I. Simensky, dated July 31, 1945, and recorded in the York County Registry of Deeds, Book 1028, Page 518 and to the further restriction for the benefit of said other land formerly of said Clifford M. Cheney being northeasterly of the above described premises; namely, that said Jacobs, their heirs and assigns, shall erect no structure of any sort on any part of the above described premises within one hundred (100) feet of said May Street, measured perpendicular to said Street.

Being the same premises conveyed by deed of Eleanor G. Jacobs to Paul E. Sheltra dated June 15, 1967 and recorded in said Registry in Book 1771, Page 417.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common.

Another certain lot or parcel of land situated in the City of Biddeford, located northwesterly of May Street and southwesterly of South Street, but not adjoining any street bounded and described as follows:

Beginning at the westerly corner of a parcel of land conveyed to Rose Perreault and Ann Perreault by one Jacobs; thence northwesterly by remaining land of said Perreaults and in the continuation of the southwesterly sideline of said land purchased of said Jacobs forty-two and forty-seven hundredths (42.47) feet to an iron pipe driven into the ground; thence northeasterly by remaining land of said Perreaults and making an included angle of one hundred thirteen degrees eight minutes (113° 08') with the last described line seventy-five and thirty-seven hundredths (74.37) feet to an iron pipe driven into the ground near a twin oak tree and in the line dividing land of said Perreaults and land now or formerly of one Gauvin; thence southerly by said land of Gauvin and making an included angle of twenty-four degrees forty-four minutes (24° 44') with the last described line ninety-six and ninety-seven hundredths (96.97) feet to a point in the northwesterly sideline of said land purchased of said Gauvin which is four and twenty-three hundredths (4.23) feet northeasterly from the point of beginning; thence southwesterly by said land purchased of said Jacobs four and twenty-three hundredths (4.23) feet to the point of beginning.

Being the same premises conveyed by deed of Rose Perreault and Anna Perreault to Paul E. Sheltra dated July 29, 1967 and recorded in said Registry in Book 1778, Page 230.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

Also another certain lot or parcel of land situated in said Biddeford, located northwesterly of May Street and southwesterly of South Street, but not adjoining any Street, bounded and described as follows:

Beginning at a point in the northwesterly line of land purchased by Donald J. P. Gauvin and Joanne H. Gauvin of one Jacobs, which point is four and twenty-three hundredths (4.23) feet northeasterly of the westerly corner of said parcel and is the southeasterly corner of a parcel of land conveyed to Gauvin by one Perreault, et al.; thence northerly by said land conveyed to Gauvin by said Perreault et al ninety-six and ninety-seven hundredths (96.97) feet to an iron pipe driven into the ground by a twin oak tree; thence southeasterly by remaining land of said Gauvin and making an included angle of fifty-eight degrees six minutes (58° 06') with the last described line fifty-eight and fifty-three hundredths (58.53) feet, more or less, to the bottom of the bank of the quarry; thence southeasterly and easterly by remaining land of said Gauvin and by the bottom of the bank of said quarry to a point in the prolongation in the northwesterly direction of the northwesterly direction of the northeasterly sideline of said land purchased by said Jacobs; thence southeasterly by said continuation of said northeasterly sideline eight (8.) feet, more or less, to the northerly corner thereof; thence southwesterly by land purchased of said Jacobs one hundred nineteen and twenty five hundredths (119.25) feet to a corner; thence northwesterly by said land purchased of said Jacobs twenty-five (25.) feet, to a corner; thence southwesterly by said land purchased of said Jacobs twenty-four and fifty hundredths (24.50) feet to the point of beginning.

Being the same premises conveyed by Donald J.P. Gauvin and Joanne H. Gauvin to Paul E. Sheltra dated July 31, 1967 and recorded in said Registry in Book 1778, Page 233.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

62 JEFFERSON STREET

A certain lot or parcel of land with the building situated on the southerly side of Jefferson Street in said Biddeford and bounded and described as follows:

Beginning on said Jefferson Street at the easterly corner of said street of land now or formerly of the City of Biddeford known as the Old High School Building lot and thence running southeasterly by said street fifty-two and one-half (52 ½) feet, more or less, to land now or formerly of Arthur Bibeau, et als; thence southwesterly by said Bibeau land seventy-nine (79) feet, more or less, to land now or formerly of one Polakewich; thence northwesterly by said Polakewich land fifty-two and one-half (52 1/2) feet to said land of the City of Biddeford; thence northeasterly by said land of the City of Biddeford seventy-nine (79) feet, more or less, to the

point of beginning, subject to a right of way over a strip of land six and one-half (6 ½) feet wide and lying along the southeasterly side line of the above described remises and together with a right of way over a strip of land six and one-half (6 ½) feet wide over the land of said Bibeau adjoining the above described premises making a thirteen (13) foot driveway for the use of the above described premises and the land of said Bibeau, excepting such part of the same as may be now obstructed by buildings.

Being the same premises conveyed by deed of the City of Biddeford to Paul E. Sheltra dated August 18, 1961 and recorded in the York County Registry of Deeds in Book 1460, Page 344.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

69 JEFFERSON STREET

A certain lot or parcel of land situated in the City of Biddeford, bounded and described as follows:

Beginning at the southerly corner of other land of Edgar R. Morin and Aurore E. Morin, on the northeasterly side of Jefferson Street; said point being sixty-four and seventy-one hundredths (64.71) feet northwesterly from the westerly corner of the brick building standing on the corner of Alfred and Jefferson Streets; thence northeasterly by said other land of this Morin and making an included angle of eighty-nine degrees thirty-three minutes (89° 33') with said Street sixty-six and sixty-seven hundredths (66.67), feet to an iron pipe driven into the ground and remaining land now or formerly of Edgar R. Morin and Aurore E. Morin; thence southeasterly by remaining land Morin and making an included angle of ninety degrees forty-eight minutes (90° 48') with the last described line three and twenty-five hundredths (3.25) feet to an iron pipe driven into the ground and remaining land of Morin; thence southwesterly by remaining land of Morin and by a line which is three and twenty-five hundredths (3.25) feet southeasterly from and parallel with the first described line above fifty-five and fifty hundredths (55.50) feet to an iron pipe driven into the ground thence westerly by remaining land of Morin and by a line which makes an included angle of one hundred sixty-six degrees thirteen minutes (166° 13') with the last described line eleven and fifty-seven hundredths (11.57) feet to a point on the northeasterly side of said Street which is fifty hundredths (0.50) feet southeasterly from the point of beginning; thence northwesterly by said Street fifty hundredths (0.50) feet to the point of beginning.

By the giving and receiving of this deed it is understood and agreed to by the Grantors and Grantee herein that the ten (10) foot right-of-way which is at present located southeasterly of and adjoining the southeasterly side of said other land of this Grantee is to be abandoned and a ten (10) foot right-of-way is hereby created which lies southeasterly of and adjoining the southeasterly sideline of the above described lot and that the rights in the new right-of-way are to be the same and enjoyed by the same parties as in the present right-of-way.

Being the same premises conveyed by deed of Edgar R. Morin and Aurore E. Morin to Paul E. Sheltra dated October 15, 1965 and recorded in the York County Registry of Deeds in Book 1683, Page 114.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

56 ALFRED STREET

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Alfred Street, in said Biddeford, bounded and described as follows:

On the southwesterly side by the line of land formerly of Daniel S. Hooper, said line running from said Street North twenty-eight and three fourths degrees ($28\frac{3}{4}^{\circ}$) west to land formerly of James Foss; now or formerly of Mahaney Associates; on the Northwesterly side by said land now or formerly of said Mahaney Associates; on the Northeasterly side by land formerly of the Doyle Heirs, now of one Sheltra; and on the Southeasterly side by said Alfred Street, said a lot being about three rods wide and four rods deep. Excepting from the above described premises one-half part in common and undivided of the strip of land conveyed by one Alberic J. Benoit to William F. Mahaney, by deed recorded in York Registry of Deeds, in Book 651, Page 401; and conveying to Jeannette Curro and Conrad Curro the same right, title and interest in one-half part common and undivided in the strip of land conveyed by William F. Mahaney to J. Alberic Benoit by deed recorded in said Registry, in Book 651, Page 402, to which deeds and the deeds and the records therein mentioned reference is hereby made.

Being the same premises conveyed by deed of Jeannette Curro and Conrad Curro to Paul E. Sheltra dated May 10, 1967 and recorded in the York County Registry of Deeds in Book 1766, Page 209.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

52 ALFRED STREET

A certain lot or parcel of land, with the buildings thereon, situated in said Biddeford on the southwesterly corner of Alfred and Franklin Streets and bounded and described as follows:

Beginning on said Franklin Street at corner of land formerly of Ann M. Dolby, now of Mahaney; thence running by said Mahaney land southwesterly to land formerly of Benoit, nor or formerly of one Morin; thence southeasterly by said Morin land to said Alfred Street; thence northeasterly by said Alfred Street to said Franklin Street; thence northwesterly by said Franklin Street to the point of beginning.

Together with all right, title and interest which I have by way of deed, user, or adverse possession in and to any portion of the "passageway" lying between the above described premises and said premises of Morin which said "passageway" was described in deed Nathaniel S. Stone to John S. Hale dated November 4, 1859, recorded in York County Registry of Deeds in Book 266, Page 5.

Being the same premises conveyed by deed of Catherine P. Doyle to Paul E. Sheltra dated June 17, 1955 and recorded in the York County Registry of Deeds in Book 1291, Page 594.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

27-39 GRAHAM STREET

A certain lot or parcel of land together with the buildings thereon situated in said Biddeford, on the corner of Birch and Graham Streets and bounded as follows:

Beginning at an iron rod in the ground at the northwest corner of said lot of land; thence southwesterly by said Graham Street to an iron rod in the ground on the side line of a reserved street; thence southeasterly by said reserved street to land now or formerly of the City of Biddeford, used for school purposes; thence northeasterly by said City of Biddeford land to said Birch Street; thence northwesterly by said Birch Street to the point of beginning. Said lot of land measures one hundred one hundred fifty (150) feet on Graham Street and one hundred three and five tenths (103.5) feet on Birch Street.

Also another certain lot or parcel of land with the buildings thereon situated on Graham and Mason Streets in said Biddeford, bounded and described as follows: Beginning at a hole drilled in the curb stone at the corner of said streets thence southwesterly by said Graham Street one hundred three and eight tenths (103.8) feet to an iron rod in the ground at the corner of land now or formerly of one Jones; thence northwesterly one hundred (100) feet to land now or formerly of the heirs of Horace Piper and to an iron post in the ground one hundred two (102) feet from said Mason Street; thence northeasterly by land of said Piper heirs to said Mason Street; thence southeasterly by said Mason Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed by deed of Lee A. Charbonneau and Lena G. Charbonneau to Paul E. Sheltra dated September 26, 1953 and recorded in the York County Registry of Deeds in Book 1241, Page 62.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

20 WATER STREET

A certain lot or parcel of land, with the buildings thereon, situated in said Biddeford, bounded and described as follows: Beginning on Water Street at an iron stake three (3) feet long driven into the ground at a point forty-six (46) feet Northwesterly of Pierson's Lane, and running Southwesterly at an angle of $90^{\circ} 36''$ eighty two and sixty one-hundredths (82.60) feet to another iron stake three (3) feet in length driven into the ground; thence at right angles to land formerly of Michael Burns; thence Southwesterly by said Burns land to the Northerly corner of lot 4 on a plan of land at one time belonging to the estate of Samuel Pierson and his wife Sarah; thence by lot 4 to said Pierson's Lane; thence by said Pierson's Lane to said Water Street; thence by said Water Street to the point of beginning. Said lot was conveyed by Alice M. Mahaney to John F. Maxwell, the father of Gertrude M. Auger, by deed dated January 15, 1908, recorded in York Registry of Deeds, Book 574, Page 427, and said lot is hereby conveyed subject to and with the benefit of the three passageways described in said deed, reference to which is hereby made for a more complete description of the same. Gertrude M. Auger is the sole heir at law of the said John F. Maxwell, who died intestate at said Biddeford on February 25, 1912.

Being the same premises conveyed by Gertrude M. Auger to Paul E. Sheltra dated March 31, 1943 and recorded in the York County Registry of Deeds in Book 996, Page 231.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

197 POOL STREET

A certain lot or parcel of land with the buildings thereon situated in the City of Biddeford and bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northeasterly side of Pool Street 107.41 feet northwesterly from a drill hole in a concrete fence foundation at the westerly corner of land of one Letellier, as measured along the northeasterly side of said Street, said point of beginning being 84.59 feet southerly from the corner board at the westerly corner of the house standing on the lot herein described, and being 54.66 feet southerly from the baseboard at the

southerly corner of the porch attached to the southeasterly side of said house; thence northeasterly by the remaining land now or formerly of Auger and making an included angle of $92^{\circ} 14''$ with said Street 236.81 feet more or less to an iron pipe driven into the ground on the southwesterly sideline of lot #4 as shown on a Plan of the Atkinson Property, dated August 1938 and recorded in the York County Registry of Deeds, said line passes 27.82 feet southeasterly from the baseboard at the southerly corner of said porch, and passes 33.56 feet southeasterly from the corner board at the easterly corner of said main house, stand on the lot herein described; thence northwesterly by said lot #4, lot #3 and lot #2, one hundred eight (108) feet to the westerly corner of said lot #2, said line making an included angle of 99° with the last described line; thence southwesterly by land of one Huot, land of Menard and land of one Hodge 257.86 feet, more or less, to an iron pipe driven into the ground on the northeasterly side of said Pool Street, said iron being 9.5 feet southeasterly from the southeasterly face of a big oak stump, said line making an included angle of $81^{\circ} 10''$ with the last described line; thence southeasterly by said Pool Street, and making an included angle of $87^{\circ} 39''$ with the last described line 107.5 feet to the point of beginning.

Being the same premises conveyed by deed of Bernadette L. Therrien to Paul E. Sheltra dated October 25, 1952 and recorded in the York County Registry of Deeds in Book 1216, Page 257.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property. The Grantors herein are transferring their respective one-third ($1/3$) interests to Grantee so that Grantee (two-third ($2/3$) interest) and Janet C.E. Sheltra (one-third ($1/3$) interest) will hold the parcels as tenants in common.

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BK 14230 Pg 0845 - 0846
Received York SS
09/22/2004 10:37AM
REGISTER OF DEEDS
Debra L. Anderson

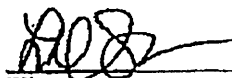
EXHIBIT B

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CLAUDETTE J. SHELTRA of Biddeford, Maine grants to PAUL E. SHELTRA, JR., whose mailing address is 32 May Street, Biddeford, Maine, with WARRANTY COVENANTS, the premises situated in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, the said Claudette J. Sheltra has hereunto set her hand and seal this 17th day of September, 2004.



Witness


Claudette J. Sheltra

STATE OF MAINE
YORK, ss.

September 17, 2004

Then personally appeared the above-named Claudette J. Sheltra and acknowledged the foregoing instrument to be her free act and deed.

Before me

Notary Public/Attorney-at-Law

a:\MC\My Documents\VP\PS\Sheltra warranty deed.doc

LISA D. SKILLINGTON
NOTARY PUBLIC
COMMISSION EXPIRES 07/25/10

MAINE R.E. TRANSFER TAX PAID

000120

EXHIBIT A

A certain lot or parcel of land, with building thereon, situated in the City of Bladeford, County of York and State of Maine, on the Southwesterly side of South Street and bounded and described as follows:

Beginning at a point about twenty-five feet Southwesterly from said South Street, at the corner of land now or formerly of Clara Holmes and Leone Murphy, and land of Boston & Maine Railroad where the Holmes and Murphy land and the Boston & Maine Railroad land join with lot herein conveyed; thence running in a Southerly direction by said Holmes and Murphy land to land now or formerly of the heirs of Geo. H. Andrews, late of said Bladeford, deceased; thence by said Andrews' land to a corner and land now or formerly of Donald J. McIntire; thence by said Donald J. McIntire's land now or formerly of one Alfred L. McIntire to the "red gate" so-called, and to a corner, the direction of the last course being westerly; thence Northerly by the line to the big ash tree; thence by the line Northerly to said land of Boston & Maine Railroad; thence Easterly by said Railroad land to the point of beginning, containing seven (?) acres, more or less, together with all rights of way, easements, and privileges, pertaining to said land.

Also, another certain lot or parcel of land, situated on the Southwesterly side of South Street, in said Bladeford, and bounded and described as follows:

Beginning at the Easterly corner of a triangular piece of land belonging now or formerly to the Boston & Maine Railroad, said point being seventy and forty-four hundredths (70.44) feet Northerly from the Northerly corner of the house now or formerly of one Leone H. Murphy and seventy-two and forty-nine hundredths (72.49) feet Northwesterly from the Northwesterly corner of house now or formerly of Anna Perrault and house formerly; thence Westerly by land of the Boston & Maine Railroad thirty-nine feet to the Southerly corner of said triangular piece, said point being sixty-two and eighty-nine hundredths (62.89) feet Northwesterly from the Southwesterly corner of said Murphy's house and thirty and sixty-eight hundredths (30.68) feet Northwesterly from the Northerly corner of said Perrault's house; thence Southwesterly, making an included angle of one hundred thirty-three degrees, thirty-seven minutes, one hundred seven and fifty-three hundredths (107.53) feet; thence Easterly, making an included angle of eleven degrees and twenty-five minutes, one hundred thirty-eight and one tenth (138.2) feet to the point of beginning.

Being the same premises conveyed by Warranty Deed from Claudette J. Sheltre to Paul E. Sheltre, Jr. of even or near date herewith and recorded prior hereto in the York County Registry of Deeds.

END OF DOCUMENT

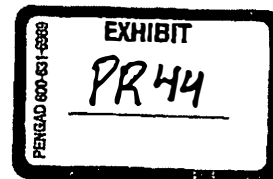
OK
Paul Sheltre, Jr.
30 May Sheltre
Bladeford, ME
Deeds

000121

JANET CE SHELTRA - PLAINTIFF
12920 GALEWOOD STREET
STUDIO CITY CA 91604
Attorney for: JANET CE SHELTRA
JEFFREY WAYNE JONES - RETAINED 12/19/2008
JONES & WARREN PA
243 US ROUTE ONE
SCARBOROUGH ME 04074

SUPERIOR COURT
YORK, ss.
Docket No ALFSC-RE-2008-00139

DOCKET RECORD



v.
PAUL E SHELTRA JR - DEFENDANT
62 JEFFERSON STREET
BIDDEFORD ME 04005
Attorney for: PAUL E SHELTRA JR
HARRY B CENTER II - RETAINED
WOODMAN EDMANDS DANYLIK AUSTIN SMITH JACQUES
PO BOX 468

BIDDEFORD ME 04005-0468

SHELTRA REALTY LLC - DEFENDANT
62 JEFFERSON STREET
BIDDEFORD ME 04005
Attorney for: SHELTRA REALTY LLC
HARRY B CENTER II - RETAINED
WOODMAN EDMANDS DANYLIK AUSTIN SMITH JACQUES
PO BOX 468

BIDDEFORD ME 04005-0468

Filing Document: COMPLAINT Minor Case Type: PARTITION
Filing Date: 12/19/2008

Docket Events:

12/19/2008 FILING DOCUMENT - COMPLAINT FILED ON 12/19/2008

TOGETHER WITH EXHIBITS

12/19/2008 Party(s): JANET CE SHELTRA
ATTORNEY - RETAINED ENTERED ON 12/19/2008

Plaintiff's Attorney: JEFFREY WAYNE JONES

12/19/2008 Party(s): PAUL E SHELTRA JR, SHELTRA REALTY LLC
SUMMONS/SERVICE - CIVIL SUMMONS SERVED ON 12/09/2008

12/19/2008 Party(s): PAUL E SHELTRA JR, SHELTRA REALTY LLC
SUMMONS/SERVICE - CIVIL SUMMONS FILED ON 12/19/2008

12/19/2008 CERTIFY/NOTIFICATION - CASE FILE NOTICE SENT ON 12/19/2008

MAILED TO COUNSEL.

RE-200

Page 1 of 6

Printed on: 10/12/2018

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01/08/2009 Party(s): PAUL E SHELTRA JR
RESPONSIVE PLEADING - ANSWER & COUNTERCLAIM FILED ON 12/29/2008

01/08/2009 Party(s): SHELTRA REALTY LLC
RESPONSIVE PLEADING - ANSWER & COUNTERCLAIM FILED ON 12/29/2008

01/08/2009 Party(s): PAUL E SHELTRA JR
ATTORNEY - RETAINED ENTERED ON 12/29/2008

Defendant's Attorney: HARRY B CENTER II

Party(s): SHELTRA REALTY LLC
ATTORNEY - RETAINED ENTERED ON 12/29/2008

Defendant's Attorney: HARRY B CENTER II

01/08/2009 ASSIGNMENT - SINGLE JUDGE/JUSTICE ASSIGNED TO JUSTICE ON 01/08/2009

PAUL A FRITZSCHE , JUSTICE

01/08/2009 ORDER - SCHEDULING ORDER ENTERED ON 01/08/2009

PAUL A FRITZSCHE , JUSTICE
ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF
THE COURT. COPIES TO PARTIES/COUNSEL

01/08/2009 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 09/08/2009

01/28/2009 Party(s): JANET CE SHELTRA
RESPONSIVE PLEADING - REPLY/ANSWER TO COUNTERCLAIM FILED ON 01/12/2009

04/14/2009 Party(s): JANET CE SHELTRA
ADR - NOTICE OF ADR PROCESS/NEUTRAL FILED ON 04/06/2009

TIMOTHY NORTON, ESQ MEDIATOR; TIME TO BE DETERMINED AT THE LATER
DATE.

06/24/2009 Party(s): PAUL E SHELTRA JR, SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME FILED ON 06/22/2009

WITHIN WHICH TO AMEND SCHEDULING ORDER DEADLINES (JOINT)

06/25/2009 Party(s): PAUL E SHELTRA JR, SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 06/24/2009

G ARTHUR BRENNAN , JUSTICE

ORDERED: "THE DEADLINES AS SET FORTH IN THE SCHEDULING ORDER
DATED JANUARY8, 2009 ARE HEREBY EXTENDED AS REQUESTED AND SET
FORTH IN THE MOTION." COPY MAILED TO COUNSEL/PARTIES.

06/25/2009 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 12/31/2009

G ARTHUR BRENNAN , JUSTICE

09/23/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION PRELIMINARY INJUNCTION FILED ON 09/22/2009

AND PERMANENT INJUNCTION WITH MEMORANDUM OF LAW, DRAFT ORDER.

09/23/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION TO AMEND PLEADING FILED ON 09/22/2009

WITH MEMORANDUM OF LAW, DRAFT ORDER.

09/23/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
OTHER FILING - AFFIDAVIT FILED ON 09/22/2009

OF PAUL E. SHELTRA, JR.

12/08/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION TO AMEND PLEADING WITHDRAWN ON 12/04/2009

12/08/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION PRELIMINARY INJUNCTION WITHDRAWN ON 12/04/2009

12/08/2009 Party(s): JANET CE SHELTRA
LETTER - FROM PARTY FILED ON 12/04/2009

LETTER WITHDRAWING MOTION FOR PRELIMINARY AND PERMANENT
INJUNCTION AND MOTION TO ALLOW AMENDMENT OF PLEADINGS.

12/18/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME FILED ON 12/15/2009

SECOND JOINT MOTION TO EXTEND TIME WITHIN WHICH TO AMEND
SCHEDULING ORDER ORDER DEADLINES.

12/21/2009 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 12/21/2009

PAUL A FRITZSCHE , JUSTICE

ORDERED: "UPON CONSIDERATION OF THE PARTIES JOINT MOTION TO EXTEND SCHEDULING ORDER DEADLINES, THE SAID MOTION IS HEREBY GRANTED AND THE DEADLINES AS SET FORTH IN THE SCHEDULING ORDER DATED JANUARY 8, 2009 ARE HEREBY EXTENDED AS REQUESTED AND SET FORTH IN THE MOTION. THE CLERK IS HEREBY DIRECTED TO INCORPORATE THIS ORDER BY REFERENCE IN THE DOCKET IN ACCORDANCE WITH M.R.CIV.P.79(A)." COPY TO COUNSEL.

12/21/2009 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 05/01/2010

01/20/2010 ORDER - REPORT OF ADR CONF/ORDER ENTERED ON 01/20/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. COPIES TO PARTIES/COUNSEL

01/20/2010 ORDER - REPORT OF ADR CONF/ORDER FILED ON 01/19/2010

01/20/2010 ORDER - REPORT OF ADR CONF/ORDER UNRESOLVED ON 01/20/2010

PAUL A FRITZSCHE , JUSTICE

PROGRESS MADE AND MEDIATION TO BE RECONVENED WITHIN THREE WEEKS.

05/20/2010 Party(s): JANET CE SHELTRA
LETTER - FROM PARTY FILED ON 05/20/2010

LETTER BRINGING THE COURT UP-TO-DATE REGARDING THE ABOVE-CAPTIONED MATTER. PLEASE BE ADVISED THAT THE FIRST MEDIATION HAS BEEN HELD AND WE ARE SCHEDULED FOR A SECOND MEDIATION WITH ATTORNEY TIMOTHY NORTON THE BEGINNING OF JUNE. EXPECTS A TRIAL IN THIS MATTER TO LAST 3 DAYS, HOWEVER, WE ARE MAKING AN ALL OUT EFFORT TO RESOLVE THIS MATTER IN THE NEXT FEW WEEKS.

05/20/2010 OTHER FILING - STATEMENT OF TIME FOR TRIAL FILED ON 05/20/2010

05/28/2010 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME FILED ON 05/27/2010

06/01/2010 Party(s): PAUL E SHELTRA JR,SHELTRA REALTY LLC
MOTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 06/01/2010

PAUL A FRITZSCHE , JUSTICE
COPIES TO PARTIES/COUNSEL

06/01/2010 ORDER - COURT ORDER ENTERED ON 06/01/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED: "ADR DEADLINE IS EXTENDED THROUGH 07/03/10, EXPERTS TO BE NAMED BY 07/30/10, RULE 26(B) INFORMATION DUE BY 08/31/10 WITH DISCOVERY DEADLINE OF 08/31/10 AS REQUESTED." COPY TO COUNSEL

06/01/2010 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 08/31/2010

10/04/2010 ORDER - FINAL PRETRIAL ORDER ENTERED ON 10/01/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. COPIES TO PARTIES/COUNSEL

10/18/2010 TRIAL - TRAILING LIST SCHEDULED FOR 11/01/2010

PAUL A FRITZSCHE , JUSTICE

10/28/2010 ORDER - ORDER TO FILE DOCKET ENTRIES ENTERED ON 10/28/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED: "THAT UNLESS DOCKET ENTRIES OR OTHER DOCUMENTS SHOWING FINAL DISPOSITION ARE FILED WITHIN 60 DAYS, THIS CASE IS DISMISSED WITH PREJUDICE." COPY TO COUNSEL.

12/15/2010 FINDING - JUDGMENT DETERMINATION ENTERED ON 12/15/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. ATTESTED COPY TO COUNSEL.

12/15/2010 ORDER - COURT JUDGMENT ENTERED ON 12/15/2010

PAUL A FRITZSCHE , JUSTICE

ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. ATTESTED COPY TO COUNSEL.

Judgment entered for JANET CE SHELTRA and against PAUL E SHELTRA JR, SHELTRA REALTY LLC. JUDGMENT: "ON OR BEFORE DECEMBER 31, 2010, DEFENDANTS, PAUL E. SHELTRA AND SHELTRA REALTY, LLC WILL TRANSFER FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES BY QUITCLAIM DEEDS THE PROPERTIES LOCATED AT 27-39 GRAHAM STREET BIDDEFORD, MAINE; 52 ALFRED STREET, BIDDEFORD, MAINE; AND 20 WATER STREET, BIDDEFORD, MAINE TO PLAINTIFF, JANET C.E. SHELTRA. AT THE CLOSING, ON OR BEFORE DECEMBER 31, 2010, THE DEFENDANTS, PAUL E. SHELTRA AND SHELTRA REALTY, LLC SHALL PAY TO PLAINTIFF, JANET C.E. SHELTRA, ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00). PURSUANT TO RULE 79(A) OF THE MAINE RULES OF CIVIL PROCEDURE, THE CLERK IS DIRECTED TO ENTER THIS ORDER ON THE CIVIL DOCKET BY NOTATION INCORPORATING IT BY REFERENCE."

12/15/2010 FINDING - FINAL JUDGMENT CASE CLOSED ON 12/15/2010

12/15/2010 TRIAL - TRAILING LIST NOT HELD ON 12/15/2010

JUDGMENT FILED.

Receipts

12/19/2008 Misc Fee Payments \$150.00 paid.

A TRUE COPY

ATTEST: _____

Clerk



SETTLEMENT AGREEMENT

Paul Sheltra and Sheltra Realty LLC will transfer free and clear of all liens and encumbrances by Quit Claim Deed 27-39 Graham Street, 52 Alfred Street and 20 Water Street to Janet Sheltra and will pay Janet Sheltra One Hundred Seventy-Five Thousand (\$175,000.00) in cash at closing. All parties will pay their own closing costs and be responsible for any resulting tax consequences (including, but not limited to, income taxes). The real estate taxes will be prorated at closing. Security deposits will be transferred to Janet Sheltra on the transferred properties. Janet Sheltra will quit-claim her interest in all other properties (32 May Street, 30 May Street, 29 State Street, 50 Graham Street, 62 Jefferson Street, 197 Pool Street, and 69 Jefferson Street, 56 Alfred Street) to Sheltra Realty, LLC.

All parties (including Sheltra Realty, LLC) will at closing, sign mutual releases with regard to all real estate and other matters which were the subject of the pending litigation. The closing is to occur as soon as financing has been arranged by Paul Sheltra for the cash component. Paul Sheltra will use his best efforts to close within sixty (60) days. At closing, the pending litigation will be dismissed with prejudice and without costs.

DATED: 9/21/2010

Timothy H. Clark
Witness

Janet Sheltra, by her attorney, Jeff Jones
Janet Sheltra

Timothy H. Nale
Witness

Paul Sheltra
Paul Sheltra, individually and on behalf
of Sheltra Realty

to
Witness

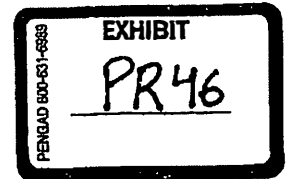
Jeffrey Jones
Jeffrey Jones, Esquire
Attorney for Janet Sheltra

all three
Witness

Harry B. Center, II
Harry B. Center, II, Esquire
Attorney for Paul Sheltra and Sheltra
Realty

Witness

Timothy Norton
Timothy Norton, Esquire
Mediator



STATE OF MAINE
YORK, ss.

SUPERIOR COURT
DOCKET NO: ALFSC-RE-08-139
RECEIVED STATE OF MAINE

JANET C.E. SHELTRA
Plaintiff

v.

PAUL E. SHELTRA and SHELTRA
REALTY, LLC

Defendants

O R D E R

This matter came to the Court on the Plaintiff's Petition to Partition Real Estate and The Defendants' Counterclaims. By agreement of the parties, it is hereby ORDERED as follows:

1. On or before December 31, 2010, Defendants, Paul E. Sheltra and Sheltra Realty, LLC will transfer free and clear of all liens and encumbrances by Quitclaim Deeds the properties located at 27-39 Graham Street, Biddeford, Maine; 52 Alfred Street, Biddeford, Maine; and 20 Water Street, Biddeford, Maine to Plaintiff, Janet C.E. Sheltra.
2. At the closing, on or before December 31, 2010, the Defendants, Paul E. Sheltra and Sheltra Realty, LLC shall pay to Plaintiff, Janet C.E. Sheltra, One Hundred Seventy-five Thousand Dollars (\$175,000.00).
3. Each party will pay their own closing costs, be responsible for any income tax consequences from the transfer of interest.
4. The security deposits on the above referenced properties shall be transferred to the Plaintiff, Janet C.E. Sheltra at the closing.

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5. The real estate taxes, water, sewer, and rent payments will be prorated at closing. The Defendants shall transfer and assign to the Plaintiff all documents pertaining to the three properties including, but not limited to, rental records, utility payments, service contracts, and the like. Defendants shall cooperate and assist the Plaintiff in making this transfer of ownership without impact to the current tenants.

6. The Plaintiff, Janet C.E. Sheltra, shall release by Quitclaim Deeds, all her right, title and interest in the following properties, to Sheltra Realty, LLC: 32 May Street, Biddeford, Maine; 30 May Street, Biddeford, Maine; 29 State Street, Biddeford, Maine; 50 Graham Street, Biddeford, Maine; 62 Jefferson Street, Biddeford, Maine; 197 Pool Street, Biddeford, Maine; 69 Jefferson Street, Biddeford, Maine; and 56 Alfred Street, Biddeford, Maine.

7. The Plaintiff, Janet C.E. Sheltra, releases any and all of her claims to certain real property and the improvements thereon located on South Street, Biddeford, Maine, now known as 9 Southview Drive as set forth in Counts V and VI of her Complaint.

8. The Plaintiff, Janet C.E. Sheltra, releases any and all claims for rents, profits and/or income from Defendants Paul E. Sheltra and/or Sheltra Realty, LLC as set forth in Counts IV of her Complaint.

9. Defendants, Paul E. Sheltra and Sheltra Realty, LLC, releases any claims against Plaintiff, Janet C.E. Sheltra, for set-off, compensation, unjust enrichment, as set forth by Defendants' Counterclaim and upon closing shall no longer make any claims for compensation from Plaintiff, Janet C.E. Sheltra.

Pursuant to Rule 79(a) of the Maine Rules of Civil Procedure, the Clerk is directed to enter this Order on the Civil Docket by notation incorporating it by reference.

DATED:

December 15, 2010

Paul A. Fritzche
Paul A. Fritzche, Justice

A True Copy Attest:

Amara M. Bueda
Clerk



Doc# 2010059399
Bk 16020 Ps 945 - 948
Received York SS
12/30/2010 3:22PM
Debra L. Anderson
Register of Deeds

Space above for recording information

QUIT-CLAIM DEED
Without Covenant

That I, JANET C. E. SHELTRA, of Studio City, Los Angeles County, and State of California, ("Grantor"), for consideration paid, releases to PAUL E. SHELTRA, JR., whose mailing address is 62 Jefferson Street, Biddeford, Maine, ("Grantee"), Grantor's respective undivided one-third (1/3) interest in the following parcels of land with all improvements thereon described below:

No R.E. Transfer Tax Paid

30-32 MAY STREET

A certain lot or parcel of land with the buildings thereon situated in said Biddeford, bounded and described as follows:

Beginning at a point in the northeasterly sideline of land conveyed by Clifford M. Cheeney to one Leo Simensky, said point being 147.26 feet northwesterly from the northwesterly sideline of May Street, measured along said Simensky's sideline; thence northwesterly by said Simensky's land 116.83 feet to land now or formerly of one Murphy; thence northeasterly by said Murphy land, said line making an included angle of $90^{\circ} 53'$ with the last described line, 28.73 feet to an iron pipe driven into the ground; thence southeasterly by said Murphy land 25 feet to an iron pipe driven into the ground; thence northeasterly by said Murphy land 119.25 feet to an iron pipe driven into the ground; thence southeasterly by other land of Eleanor G. Jacobs 73.10 feet to an iron pipe driven into the ground; thence southwesterly by other land of said Jacobs and by a line which passes 2 feet southeasterly from and parallel to the southeasterly face of a concrete retaining wall standing on the land hereby conveyed and which makes an included angle of $109^{\circ} 33'$ with the last described line, 119.17 feet to the point of beginning, said last described line making an included angle of $89^{\circ} 03'$ with the last described line above.

Together with a right of way 12 feet wide over a strip of land on other land of Jacobs from the above described lot to said May Street, the center line of said 12-foot strip being bounded and described as follows:

Beginning at a point in the next to last described line above, which is 44.06 feet northwesterly from the southeasterly end of said line; thence easterly by a line which makes an angle of $76^{\circ} 07'$ with the southeasterly portion of said next to last described line above, 56.80 feet to a point which is 32.29 feet southerly from the southerly corner of the block of garages standing on said other land of Jacobs and being 42.48 feet westerly from the corner board at the westerly corner of "The Mayfair", so-called, being the rear apartment building standing on said other land of

Jacobs; thence southeasterly by a line deflecting to the right by an angle of $59^{\circ} 59'$ with the last described line 100.27 feet to a point which is 10.30 feet southwesterly from the underpinning at the westerly corner of "The Andrews Apartments", so-called, being the front apartment building standing on said other land of Jacobs, and being in the line of the northwesterly side of the main part of said Andrews apartment if produced southwesterly; thence southeasterly by a line deflecting to the left by an angle of $5^{\circ} 25'$ from the last described line 57.43 feet to a point on the northwesterly side of May Street which is 175.43 feet northeasterly from the easterly corner of said Simensky's land, measured along said street.

Also, one other certain lot or parcel of land situated in said Biddeford, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the northwesterly side of May Street at the easterly corner of land now or formerly on one Simensky; thence northwesterly by said Simensky's land and making an included angle of $90^{\circ} 52'$ with said May Street one hundred forty-seven and $26/100$ (147.26) feet to an iron pipe driven into the ground at land of Jacobs conveyed above; thence northeasterly by said land of Jacobs and making an included angle of $89^{\circ} 03'$ with the last described line one hundred eleven and $4/100$ (111.04) feet to an iron pipe driven into the ground and other land of Jacobs, said line passes two (2) feet southeasterly of and parallel to the southeasterly face of a concrete retaining wall standing on said land of Jacobs; thence southeasterly by other land of Jacobs and making an included angle of $90^{\circ} 05'$ with the last described line one hundred forth-six and $88/100$ (146.88) feet to an iron pipe driven into the ground on the northwesterly side of said May Street; thence southwesterly by said May Street and at right angles to the last described line one hundred two and $80/100$ (102.80) feet to the point of beginning.

Subject to the building restrictions contained in deed, Clifford M. Cheney to Leo L. Simensky and Fay I. Simensky, dated July 31, 1945, and recorded in the York County Registry of Deeds, Book 1028, Page 518 and to the further restriction for the benefit of said other land formerly of said Clifford M. Cheney being northeasterly of the above described premises; namely, that said Jacobs, their heirs and assigns, shall erect no structure of any sort on any part of the above described premises within one hundred (100) feet of said May Street, measured perpendicular to said Street.

Being the same premises conveyed by deed of Eleanor G. Jacobs to Paul E. Sheltra dated June 15, 1967 and recorded in said Registry in Book 1771, Page 417.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common.

Another certain lot or parcel of land situated in the City of Biddeford, located northwesterly of May Street and southwesterly of South Street, but not adjoining any street bounded and described as follows:

Beginning at the westerly corner of a parcel of land conveyed to Rose Perreault and Ann Perreault by one Jacobs; thence northwesterly by remaining land of said Perreaults and in the continuation of the southwesterly sideline of said land purchased of said Jacobs forty-two and forty-seven hundredths (42.47) feet to an iron pipe driven into the ground; thence northeasterly by remaining land of said Perreaults and making an included angle of one hundred thirteen degrees eight minutes ($113^{\circ} 08'$) with the last described line seventy-five and thirty-seven hundredths (75.37) feet to an iron pipe driven into the ground near a twin oak tree and in the line dividing land of said Perreaults and land now or formerly of one Gauvin; thence southerly by said land of Gauvin and making an included angle of twenty-four degrees forty-four minutes ($24^{\circ} 44'$) with the last described line ninety-six and ninety-seven hundredths (96.97) feet to a point in the northwesterly sideline of said land purchased of said Gauvin which is four and twenty-three hundredths (4.23) feet northeasterly from the point of beginning; thence southwesterly by said land purchased of said Jacobs four and twenty-three hundredths (4.23) feet to the point of beginning.

Being the same premises conveyed by deed of Rose Perreault and Anna Perreault to Paul E. Sheltra dated July 29, 1967 and recorded in said Registry in Book 1778, Page 230.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

Also another certain lot or parcel of land situated in said Biddeford, located northwesterly of May Street and southwesterly of South Street, but not adjoining any Street, bounded and described as follows:

Beginning at a point in the northwesterly line of land purchased by Donald J.P. Gauvin and Joanne H. Gauvin of one Jacobs, which point is four and twenty-three hundredths (4.23) feet northeasterly of the westerly corner of said parcel and is the southeasterly corner of a parcel of land conveyed to Gauvin by one Perreault, et al.; thence northerly by said land conveyed to Gauvin by said Perreault et al ninety-six and ninety-seven hundredths (96.97) feet to an iron pipe driven into the ground by a twin oak tree; thence southeasterly by remaining land of said Gauvin and making an included angle of fifty-eight degrees six minutes ($58^{\circ} 06'$) with the last described line fifty-eight and fifty-three hundredths (58.53) feet, more or less, to the bottom of the bank of the quarry; thence southeasterly and easterly by remaining land of said Gauvin and by the bottom of the bank of said quarry to a point in the prolongation in the northwesterly direction of the northeasterly sideline of said land purchased by said Jacobs; thence southeasterly by said continuation of said northeasterly sideline eight (8.) feet, more or less, to the northerly corner thereof; thence southwesterly by land purchased of said Jacobs one hundred nineteen and twenty five hundredths (119.25) feet to a corner; thence northwesterly by said land purchased of said Jacobs twenty-five (25.) feet, to a corner; thence southwesterly by said land purchased of said Jacobs twenty-four and fifty hundredths (24.50) feet to the point of beginning.

Being the same premises conveyed by Donald J.P. Gauvin and Joanne H. Gauvin to Paul E. Sheltra dated July 31, 1967 and recorded in said Registry in Book 1778, Page 233.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

This conveyance is pursuant to an Order of York County Superior Court, Docket Number ALFSC-RE-08-139, dated December 15, 2010 and to be recorded in the York County Registry of Deeds.

The Grantee herein acquired a two-third (2/3) interest by deed from Sheltra Realty, LLC, dated April 19, 2006 and recorded in the York County Registry of Deeds in Book 14811, Page 568, and deed from Claudette J. Sheltra by deed dated January 29, 2007 and also recorded in the York County Registry of Deeds in Book 15104, Page 751.

IN WITNESS WHEREOF, the said JANET C.E. SHELTRA has hereunto set her hand and seal this 29 day of December, 2010.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
Witness

[Signature]
Janet C.E. Sheltra

STATE OF Me.

COUNTY OF Cumberland

12/29 2010

Then personally appeared before me the above-named Janet C.E. Sheltra and acknowledged the foregoing instrument to be her own free act and deed.

Before me,

[Signature]
Notary Public Attorney at Law
Debra J. Jones
Print name

My commission expires: _____

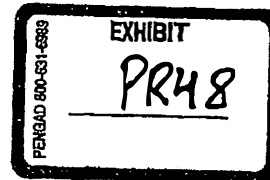
END OF DOCUMENT

WOODMAN EDMANDS DANYLIK & AUSTIN, P.A.
P.O. BOX 488
BIDDEFORD, ME 04405-0488
(207) 284-4581

HSC

4-4 pgo

Doc# 2010059434
Bk 16021 Pg 251 -- 256
Received York SS
12/30/2010 4:09PM
Debra L. Anderson
Register of Deeds



Space above for recording information

QUIT-CLAIM DEED
Without Covenant

That I, JANET C. E. SHELTRA, of Studio City, Los Angeles County, and State of California, ("Grantor"), for consideration paid, releases to SHELTRA REALTY LLC, a Maine Limited Liability Company, whose mailing address is 62 Jefferson Street, Biddeford, Maine, ("Grantee"), Grantor's respective undivided one-third (1/3) interest in the following parcels of land with all improvements thereon described below:

27-29 STATE STREET

A certain lot or parcel of land with the buildings thereon, situated in the South-easterly side of State Street in Biddeford, York County, Maine, bounded and described as follows:

Commencing at a point on said side of said Street at the northerly corner of land now or formerly of William A. Chadbourne; thence northeasterly by said Street seventy (70) feet to a corner; thence southeasterly parallel with the northeasterly sideline of said Chadbourne land one hundred (100) feet to Quimby Street; thence southwesterly by said Quimby Street and parallel with State Street seventy (70) feet to said Chadbourne land; thence northwesterly by said Chadbourne land one hundred (100) feet to the point of beginning.

Being the same premises conveyed by deed of James B. O'Sullivan to Paul E. Sheltra dated March 25, 1944 and recorded in the York County Registry of Deeds in Book 1013, Page 485.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

50 GRAHAM STREET

A certain lot or parcel of land together with the buildings thereon situated in the City of Biddeford, on the corner of Birch and Graham Streets and bounded as follows:

Beginning at an iron rod in the ground at the Northwest corner of said lot of land; thence Southwesterly by said Graham Street to an iron rod in the ground on the side line of a reserved

No R.E. Transfer Tax Paid

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street; thence Southeasterly by said reserved street to land now or formerly of the City of Biddeford, used for school purposes; thence Northeasterly by said City of Biddeford land to said Birch Street; thence Northwesterly by said Birch Street to the point of beginning. Said lot of land measures one hundred fifty (150) feet on Graham Street and one hundred three and 5/10 (103.5) feet on Birch Street.

Also another certain lot or parcel of land with the buildings thereon situated on Graham and Mason Streets in said Biddeford, bounded and described as follows:

Beginning at a hole drilled in the curb stone at the corner of said streets; thence southwesterly by said Graham Street one hundred three and 8/10 (103.8) feet to an iron rod in the ground at the corner of land now or formerly of one Jones; thence northwesterly one hundred (100) feet to land now or formerly of the heirs of Horace Piper and to an iron post in the ground one hundred and two (102) feet from said Mason Street; thence northeasterly by land of said Piper heirs to said Mason Street; thence southeasterly by said Mason Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed by deed of Lee A. Charbonneau and Lena G. Charbonneau to Paul E. Sheltra dated September 26, 1953 and recorded in said Registry in Book 1241, Page 62.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

62 JEFFERSON STREET

A certain lot or parcel of land with the building situated on the southerly side of Jefferson Street in said Biddeford and bounded and described as follows:

Beginning on said Jefferson Street at the easterly corner of said street of land now or formerly of the City of Biddeford known as the Old High School Building lot and thence running southeasterly by said street fifty-two and one-half (52 ½) feet, more or less, to land now or formerly of Arthur Bibeau, et als; thence southwesterly by said Bibeau land seventy-nine (79) feet, more or less, to land now or formerly of one Polakewich; thence northwesterly by said Polakewich land fifty-two and one-half (52 ½) feet to said land of the City of Biddeford; thence northeasterly by said land of the City of Biddeford Seventy-nine (79) feet, more or less, to the point of beginning, subject to a right of way over a strip of land six and one-half (6 ½) feet wide and lying along the southeasterly side line of the above described remises and together with a right of way over a strip of land six and one-half (6 ½) feet wide over the land of said Bibeau adjoining the above described premises making a thirteen (13) foot driveway for the use of the above described premises and the land of said Bibeau, excepting such part of the same as may be now obstructed by buildings.

Being the same premises conveyed by deed of the City of Biddeford to Paul E. Sheltra dated August 18, 1961 and recorded in the York County Registry of Deeds in Book 1460, Page 344.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

69 JEFFERSON STREET

A certain lot or parcel of land situated in the City of Biddeford, bounded and described as follows:

Beginning at the southerly corner of other land of Edgar R. Morin and Aurore E. Morin, on the northeasterly side of Jefferson Street; said point being sixty-four and seventy-one hundredths (64.71) feet northwesterly from the westerly corner of the brick building standing on the corner of Alfred and Jefferson Streets; thence northeasterly by said other land of this Morin and making an included angle of eight-nine degrees thirty-three minutes ($89^{\circ} 33'$) with said Street sixty-six and sixty-seven hundredths (66.67), feet to an iron pipe driven into the ground and remaining land now or formerly of Edgar R. Morin and Aurore E. Morin; thence southeasterly by remaining land Morin and making an included angle of ninety degrees forty-eight minutes ($90^{\circ} 48'$) with the last described line three and twenty-five hundredths (3.25) feet to an iron pipe driven into the ground and remaining land of Morin; thence southwesterly by remaining land of Morin and by a line which is three and twenty-five hundredths (3.25) feet southeasterly from and parallel with the first described line above fifty-five and fifty hundredths (55.50) feet to an iron pipe driven into the ground thence westerly by remaining land of Morin and by a line which makes an included angle of one hundred sixty-six degrees thirteen minutes ($166^{\circ} 13'$) with the last described line eleven and fifty-seven hundredths (11.57) feet to a point on the northeasterly side of said Street which is fifty hundredths (0.50) feet southeasterly from the point of beginning; thence northwesterly by said Street fifty hundredths (0.50) feet to the point of beginning.

By the giving and receiving of this deed it is understood and agreed to by the Grantors and Grantee herein that the ten (10) foot right of way which is at present located southeasterly of and adjoining the southeasterly side of said other land of this Grantee is to be abandoned and a ten (10) foot right of way is hereby created which lies southeasterly of and adjoining the southeasterly sideline of the above described lot and that the rights in the new right-of-way are to be the same and enjoyed by the same parties as in the present right-of-way.

Being the same premises conveyed by deed of Edgar R. Morin and Aurore E. Morin to Paul E. Sheltra dated October 15, 1965 and recorded in the York County Registry of Deeds in Book 1683, Page 114.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

56 ALFRED STREET

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Alfred Street, in said Biddeford, bounded and described as follows:

On the southwesterly side by the line of land formerly of Daniel S. Hooper, said line running from said Street North twenty-eight and three fourths degrees ($28\frac{3}{4}^{\circ}$) west to land formerly of James Foss; now or formerly of Mahaney Associates; on the Northwesterly side by said land now or formerly of said Mahaney Associates; on the Northeasterly side by land formerly of the Doyle Heirs, now of one Sheltra; and on the Southeasterly side by said Alfred Street, said a lot being about three rods wide and four rods deep. Excepting from the above described premises one-half part in common and undivided of the strip of land conveyed by one Alberic J. Benoit to William F. Mahaney, by deed recorded in York Registry of Deeds, in Book 651, Page 401; and conveying to Jeannette Curro and Conrad Curro the same right, title and interest in one-half part common and undivided in the strip of land conveyed by William F. Mahaney to J. Alberic Benoit by deed recorded in said Registry, in Book 651, Page 402, to which deeds and the deeds and the records therein mentioned reference is hereby made.

Being the same premises conveyed by deed of Jeannette Curro and Conrad Curro to Paul E. Sheltra dated May 10, 1967 and recorded in the York County Registry of Deeds in Book 1766, Page 209.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

197 POOL STREET

A certain lot or parcel of land with the buildings thereon situated in the City of Biddeford and bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northeasterly side of Pool Street 107.41 feet northwesterly from a drill hole in a concrete fence foundation at the westerly corner of land of one Letellier, as measured along the northeasterly side of said Street, said point of beginning being 84.59 feet southerly from the corner board at the westerly corner of the house standing on the lot herein described, and being 54.66 feet southerly from the baseboard at the southerly corner of the porch attached to the southeasterly side of said house; thence northeasterly by the remaining land now or formerly of Auger and making an included angle of $92^{\circ} 14''$ with said Street 236.81 feet more or less to an iron pipe driven into the ground on the southwesterly sideline of lot #4 as shown on a Plan of the Atkinson Property, dated August 1938 and recorded in the York County Registry of Deeds, said line passes 27.82 feet southeasterly from the baseboard at the southerly corner of said porch, and passes 33.56 feet southeasterly from the corner board at the easterly corner of said main house, stand on the lot herein described; thence northwesterly by said lot #4, lot #3 and lot #2, one hundred eight (108) feet to the westerly corner of said lot #2, said line making an included angle of 99° with the last described

line; thence southwesterly by land of one Huot, land of Menard and land of one Hodge 257.86 feet, more or less, to an iron pipe driven into the ground on the northeasterly side of said Pool Street, said iron being 9.5 feet southeasterly from the southeasterly face of a big oak stump, said line making an included angle of $81^{\circ} 10''$ with the last described line; thence southeasterly by said Pool Street, and making an included angle of $87^{\circ} 39''$ with the last described line 107.5 feet to the point of beginning.

Being the same premises conveyed by deed of Bernadette L. Therrien to Paul E. Sheltra dated October 25, 1952 and recorded in the York County Registry of Deeds in Book 1216, Page 257.

The said Paul E. Sheltra died on November 4, 1968, testate, York County Probate Court Docket No. 84378. Said property passed to his wife, Claudette J. Sheltra, his son Paul E. Sheltra, Jr., as devisees under his will, and his daughter Janet C.E. Sheltra (heir-at-law not mentioned in his will) as tenants in common thereby each of them obtained a one-third interest in said property.

Also, another parcel of land situated in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at a point in the line dividing lands of Bernadette L. Therrien and Paul E. Sheltra, which point is 158.61 feet Northeasterly from Pool Street measured along said division line, said point is also 1 foot Southwesterly from the Southwesterly face of a concrete wall; thence Southeasterly by remaining land of said Bernadette L. Therrien and by a line which passes 1 foot Southwesterly from and parallel to the Southwesterly face of the top of said wall and making an included angle of $88^{\circ} 48'$ with the last described line 12.77 feet to an iron pipe driven into the ground; thence Northeasterly by remaining land of said Therrien and by a line which passes 1 foot Southeasterly from and parallel to the Southeasterly face of the top of said wall and making an included angle of $91^{\circ} 17'$ with the last described line 75.86 feet to an iron pipe driven into the ground and land of one Romeo Charette or owner unknown; thence Northwesterly by said Romeo Charette or owner unknown land and making an included angle of $98^{\circ} 53'$ with the last described line 13 feet to the Easterly corner of said other land of Paul E. Sheltra; thence Southwesterly by said other land of Paul E. Sheltra and making an included angle of 81° with the last described line 78.2 feet to the point of beginning.

Subject to and with the benefit of a water and drainage easement as set forth in an instrument from Romeo Charette et al to Paul E. Sheltra dated June 14, 1955 and recorded in York County Registry of Deeds in Book 1280, Page 559.

Meaning and intending to convey all of the Grantor's right, title and interest to the properties herein. The within Grantor having been a joint owner as an heir at law not mentioned in the will of Paul E. Sheltra who died testate on November 4, 1968, York County Probate court Docket No. 84378.

THE ABOVE PROPERTIES ARE SUBJECT to any mortgages of records which Sheltra Realty, LLC agrees to assume and the Grantor will not be held liable for any such mortgage debt.

This conveyance is pursuant to an Order of York County Superior Court, Docket Number ALFSC-RE-08-139, dated December 15, 2010 and to be recorded in the York County Registry of Deeds.

IN WITNESS WHEREOF, the said JANET C.E. SHELTRA has hereunto set her hand and seal this 29 day of December, 2010.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
Witness
STATE OF MAINE
COUNTY OF Cumberland

[Signature]
Janet C.E. Sheltra

December 29, 2010

Then personally appeared before me the above-named Janet C.E. Sheltra and acknowledged the foregoing instrument to be her own free act and deed.

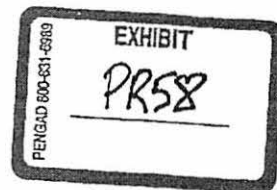
Before me
[Signature]
Notary Public Jeffrey Jones
Attorney at Law
Print name

My commission expires: _____

END OF DOCUMENT

After recording, return to:
Atlantic Title Company
76 Atlantic Place
South Portland, ME 04106
ATTN: BHALL
File # 10-5134

↑
60



May 17 18 03:37p

Sheltra Realty

207-283-3099

p.2

**Vickie L. Potts****CHARLOTTE COUNTY TAX COLLECTOR**County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075Real Estate
Property Address
Legal Description

10004554891

177 MARINER LN

RPH 000 0000 0133 ROTONDA WEST PINEHURST LT

- See additional legal on tax roll. -

CHARLOTTE COUNTY**2017 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**Scan the QR Code at right to
view your tax bill from your
web-enabled mobile phone.52428-143-126*****AUTC**ALL FOR AADC 340
MORIER ALPHONSE H & EVELYN Y
32 MAY ST
B'DDEFORD, ME 04005-2925**WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE**

Parcel ID: 412023232003

Tax District: 005

If postmarked by	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Discount	4%	3%	2%	1%	GROSS TAX
Pay this amount	\$356.17	\$359.88	\$363.59	\$367.30	\$371.01

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.30070	10,579	0	10,579	66.66
GREATER CHARLOTTE LIGHTING	941-743-1551	0.32500	10,579	0	10,579	3.44
LAW ENFORCEMENT	941-743-1551	2.58530	10,579	0	10,579	27.35
INTEGRATED SHORELINE MANAGEMEN	941-743-1551	0.19730	10,579	0	10,579	2.09
WEST COAST INLAND NAVIGATION	941-485-9402	0.33940	10,579	0	10,579	0.42
ENVIRONMENTALLY SENSITIVE LAND	941-743-1551	0.20000	10,579	0	10,579	2.12
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.67060	15,300	0	15,300	102.06
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.31310	10,579	0	10,579	3.31

TOTAL MILLAGE RATE:

16.63210

TOTAL TAXES: \$207.45

Non-Ad Valorem Assessments

LEVING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA WEST ST & DR - MAINT	941-743-1914	100.00	100.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	VARIES	9.09

TOTAL ASSESSMENTS: \$163.56

TOTAL COMBINED TAXES AND ASSESSMENTS: \$371.01

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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May 17 18 03:37p

Sheltra Realty

207-283-3099

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Date	Description	Charges	Credits	Balance
12/31/17	Balance Forward			0.00
01/01/18	Assessment	190.00		190.00
	<div>PAID 18-15-17 CK# 1375 \$ 190.00</div>			
New Balance - Please Pay This Amount				190.00

Make Checks Payable to: Rotonda West Association, Inc.

PAYMENTS ARE DUE ON JANUARY 1ST EACH YEAR.
PAYMENTS POSTMARKED AFTER FEBRUARY 15TH
WILL INCUR A \$25.00 LATE FEE. PAYMENTS CAN
BE MADE ONLINE AT WWW.ROTONDAWEST.ORG.

000144

STATE OF MAINE

PROBATE COURT

YORK, ss

DOCKET NO. 2015-0128(173)


In Re:)
ESTATE OF CLAUDETTE SHELTRA,) ORDER *IN LIMINE*
)

After notice to Petitioner Janet Sheltra on Movant Paul Sheltra's Motion *In Limine*, and after conference, the Court finds that evidence regarding the matters described below would be irrelevant to the issues properly before the Court on Petitioner's Petition for Removal of Personal Representative dated January 25, 2018 and unfairly prejudicial to Movant, and would distract from the legitimate issues and waste trial time, NOW, THEREFORE, pursuant to M.R.Evid. 104(a) and 403 it is hereby

ORDERED

that Petitioner is precluded from offering at trial in support of her Petition for Removal of Personal Representative any evidence on issues other than the bases for removal of a personal representative set forth in 18-A M.R.S. sec. 3-611(b) including in particular but without limitation of the foregoing any evidence proffered by Petitioner with respect to conduct prior to the appointment of Respondent as Personal Representative unless it resulted in unfair treatment or mismanagement of the estate. The Court also excludes testimony regarding whether the Will was valid.

Dated: February 22, 2019


Bryan Chabot
Judge of Probate

000145